

AMENDMENT TO MASTER DEED
CREATING
FAIRACRES CONDOMINIUM PROPERTY REGIME

THIS AMENDMENT TO MASTER DEED declaring the Fairacres Condominium Property Regime, recorded in Book 1589, Page 687, of the Land Records of Douglas County, Nebraska, on February 16, 1978, and amended by document recorded in Book 641, Page 224, of the Land Records of Douglas County, Nebraska, on October 5, 1980, was duly adopted at a regularly called meeting of the Fairacres Condominium Association, Inc. on October 11, 1987, as provided by the Master Deed and By-Laws of such Association for itself, its successors, grantees, and assigns.

W I T N E S S E T H :

WHEREAS, the Fairacres Condominium Association, Inc. has determined by compliance with established procedure as required by the Master Deed and By-Laws of the Association and as required by law that an amendment to the Master Deed is necessary to accurately govern the operation of the condominium property regime.

NOW, THEREFORE, it is directed that the Master Deed be modified as hereinafter set forth. Except as herein modified, the Master Deed, as previously modified, remains in full force and effect applicable and enforceable according to its terms.

1. Page 3, Article VII, Covenants, Conditions and Restrictions.

RESOLVED, that Section VII(d) be deleted in its entirety as now written and the following section inserted:

"d. Each apartment shall be used and occupied only as a single family residence and for no other purpose. No apartment may be subdivided into smaller apartments nor any portion thereof sold or transferred without meeting the approval and filing requirements necessary for amendments of this Master Deed. For purposes of this agreement, occupation as a single family residence shall entitle owner to allow occupation of a unit on a permanent basis by no more than two unrelated persons."

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85-585 23A-191 DEL VR MC BR
471-479 23A-191
DE 11-20 COMP FIB 45-11520
45-11560

GEORGE J. RUELEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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