

AMENDMENT  
OF  
MASTER DEED AND DECLARATION  
OF  
MAPLE CREST CONDOMINIUM PROPERTY REGIME

We, the undersigned, being the Owner and First Mortgagees of at least two-thirds (2/3) of the undivided interests in the Common Areas and Facilities of Maple Crest Condominium Property Regime, Douglas County, Nebraska, computed in accordance with the percentages as set forth in Exhibit B to the Master Deed and Declaration of Maple Crest Condominium Property Regime, do hereby, pursuant to the Nebraska Condominium Property Act and the Master Deed and Declaration of Maple Crest Condominium Property Regime (hereinafter "Declaration"), amend the Declaration by this writing as follows:

1. ARTICLE 4(E) of the Declaration is hereby amended to read as follows:

All easements and other appurtenances benefiting an Apartment shall be inseparable from that Apartment and shall benefit and run in favor of its Owner and Occupants and their guests; provided, however, a Limited Common Area may be reallocated by a recorded assignment executed by the Apartment Owners between or among whose Apartments the reallocation is made, or by a recorded amendment to the Declaration executed by those Apartment Owners. The reallocation of a Limited Common Area shall not be effective until the Apartment Owners executing the assignment or amendment to the Declaration shall have provided a copy thereof to the Association. Neither the Governing Documents nor the Association shall in any case unreasonably restrict access to services and utilities or ingress and egress to and from the Owner's Apartment or any Limited Common Area appurtenant thereto.

2. ARTICLE 5(G) of the Declaration is hereby amended to read as follows:

Any part of the Common Areas and Facilities, including without limitation a storage compartment, patio, garage space or any item specified in ARTICLES 4(B)(i), 4(B)(iii) and 4(B)(iv), which is assigned to and reserved for the exclusive use of one particular Apartment shall be designated a Limited Common Area, and shall be encumbered with an exclusive perpetual easement appurtenant in favor of the Apartment to which it is assigned and for the use as is designated. The assignment of the appurtenant storage compartments, garage spaces and patios to the respective Apartments is listed on Exhibit B and the location and area of the storage compartments, garage spaces

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and parties are more particularly described in the Floor Plans. The description and assignment of the other Limited Common Areas is set forth in ARTICLES 4(B)(i), 4(B)(iii) and 4(B)(iv).

3. EXHIBIT B of the Declaration is hereby amended to read in accordance with the attached amended EXHIBIT B.

IN WITNESS WHEREOF, we have hereunto set our hands to cause this Amendment to be effective as of the 1st day of April, 1981.

"OWNER"

AMERICAN BAPTIST HOMES OF THE MIDWEST,  
a Minnesota non-profit corporation

By Harold W. Kleinpaste  
HAROLD W. KLEINPASTE  
Its President

By LeeRoy Peterson  
LEEROY PETERSON  
Its Secretary

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

On the 21<sup>st</sup> day of APRIL, 1981, before me, a Notary Public within and for said County, personally appeared Harold W. Kleinpaste and LeeRoy Peterson, to me personally know, who being by me duly sworn, did say that they are respectively the President and Secretary of American Baptist Homes of the Midwest, the corporation which executed the foregoing instrument, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said Harold W. Kleinpaste and LeeRoy Peterson acknowledged said instrument to be the free and and deed of said corporation.

Noel P. Dikkers  
Notary Public  
NOEL P. DIKKERS  
NOTARY PUBLIC-MINNESOTA  
HENNEPIN COUNTY  
My Commission Expires Mar. 22, 1985

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"FIRST MORTGAGEES"

CITICORP (USA), INC.

By Filmore G. Enger, Jr.  
Its Vice President

By James Reuland  
Its SENIOR ACCT OFFICER

STATE OF Minnesota )  
COUNTY OF Hennepin )SS

On the 15th day of May, 1981, before me, a Notary Public within and for said County, personally appeared Filmore G. Enger, Jr. and James Reuland, to me personally know, who being by me duly sworn, did say that they are respectively the Vice President and Senior Account Officer of Citicorp (USA), Inc., the corporation which executed the foregoing instrument, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said Filmore G. Enger, Jr. and James Reuland acknowledged said instrument to be the free and and deed of said corporation.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
JEREMIAH J. KEARNEY  
NOTARY PUBLIC - MINNESOTA  
HENNEPIN COUNTY  
My Commission Expires June 9, 1983  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Jeremiah J. Kearney  
Notary Public

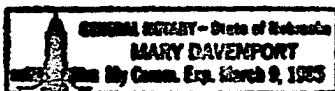
THE OMAHA NATIONAL BANK

By [Signature]  
Its Vice President

By [Signature]  
Its Loan Officer

STATE OF Nebraska  
COUNTY OF Douglas )SS

On the 20<sup>th</sup> day of May, 1981, before me, a Notary Public within and for said County, personally appeared Peter Cage, Jr. and G. D. Bolton, to me personally know, who being by me duly sworn, did say that they are respectively the Vice President and Mtg Loan Officer of The Omaha National Bank, the corporation which executed the foregoing instrument, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said Peter Cage, Jr. and G. D. Bolton acknowledged said instrument to be the free and undeed of said corporation.



Mary Davenport  
Notary Public

CHICAGO TITLE INSURANCE COMPANY

By John M. Hocking  
Its Asst. Vice President

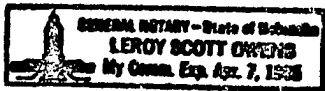
By \_\_\_\_\_  
Its \_\_\_\_\_

STATE OF Nebraska  
COUNTY OF Douglas )SS

On the 22 day of May, 1981, before me, a Notary Public within and for said County, personally appeared John M. Hocking and \_\_\_\_\_, to me personally know, who being by me duly sworn, did say that they are respectively the Asst. V. P. and \_\_\_\_\_ of Chicago Title Insurance Company, the corporation which executed the foregoing instrument, and that said instrument was signed on behalf of said corporation by

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authority of its Board of Directors and said Asst V. R. and  
\_\_\_\_\_ acknowledged said instrument to be the free and and  
deed of said corporation.



Leroy Scott Owens  
Notary Public

This document was drafted by:

MacIntosh & Commers, P.A.  
5401 Gamble Drive, Suite 108  
Minneapolis, Minnesota 55416  
Telephone: (612) 544-9321

MASTER DEED AND DECLARATION  
OF  
MAPLE CREST CONDOMINIUM PROPERTY REGIME

EXHIBIT B  
(amended as of April 1, 1981)

SCHEDULE OF APARTMENTS AND PERCENTAGE INTEREST  
IN COMMON AREAS AND FACILITIES

<u>Apt. No.</u>	<u>Type</u>	<u>Value</u>	<u>Percentage Interest</u>	<u>Approx. Sq. Ft.</u>	<u>Assigned Storage Rm. (sq.ft.)</u>	<u>Assigned Garage Space</u>
✓101/	1 Br. w/ patio	\$43,600	2.0439	692	101 (19)	7
102 ✓	2 Br. w/ patio	56,900	2.6673	950	102 (19)	8
201 ✓	1 Br.	42,600	1.9970	692	201 (18)	10
202 ✓	2 Br. w/ patio	56,500	2.7424	950	202 (28)	1
203 ✓	1 Br.	42,600	1.9970	692	203 (18)	11
204 ✓	2 Br. w/ patio	56,900	2.6673	948	204 (24)	30
205 ✓	2 Br.	55,900	2.6205	950	205 (24)	5
206 ✓	2 Br. w/ patio	56,900	2.6673	948	206 (24)	3 and 4
207 ✓	1 Br.	42,600	1.9970	692	207 (18)	12
208 ✓	2 Br. w/ patio	56,900	2.6673	948	208 (24)	29
209 ✓	1 Br.	42,600	1.9970	692	209 (18)	13
210 ✓	1 Br. w/ patio	43,600	2.0439	692	210 (18)	15
211 ✓	1 Br.	42,600	1.9970	692	211 (18)	16
212 ✓	1 Br. w/ patio	43,600	2.0439	692	212 (16)	14
214 ✓	1 Br. w/ patio	43,600	2.0439	692	214 (18)	9



<u>Apt. No.</u>	<u>Type</u>	<u>Value</u>	<u>Percentage Interest</u>	<u>Approx. Sq. Ft.</u>	<u>Assigned Storage Rm. (sq.ft.)</u>	<u>Assigned Garage Space</u>
215 ✓	1 Br.	42,600	1.9970	692	215 (18)	17
216 ✓	2 Br. w/ patio	56,900	2.6673	948	216 (24)	18
217 ✓	2 Br.	55,900	2.6205	948	217 (24)	N/A
218 ✓	1 Br. w/ patio	43,600	2.0439	692	218 (18)	21
219 ✓	1 Br.	42,600	1.9970	692	219 (18)	22
220	1 Br. w/ patio	43,600	2.0439	692	220 (18)	23
221 ✓	2 Br.	58,500	2.7424	1060	221 (28)	19
222 ✓	1 Br.	42,600	1.9970	692	222 (18)	24
301 ✓	2 Br.	54,900	2.5734	854	301 (19)	25
302 ✓	2 Br.	57,500	2.6955	950	302 (28)	2
303 ✓	1 Br.	42,600	1.9970	692	303 (18)	26
304 ✓	2 Br.	55,900	2.6205	948	304 (24)	27
305 ✓	2 Br.	55,900	2.6205	950	305 (24)	31
306 ✓	2 Br.	55,900	2.6205	948	306 (19)	N/A
307 ✓	1 Br.	42,600	1.9970	692	307 (18)	N/A
308 ✓	2 Br.	55,900	2.6205	948	308 (19)	6
309 ✓	1 Br.	42,600	1.9970	691	309 (18)	N/A
310 ✓	1 Br.	42,600	1.9970	692	310 (19)	28
311 ✓	1 Br.	42,600	1.9970	692	311 (19)	N/A
312 ✓	1 Br.	42,600	1.9970	692	312 (19)	N/A
314 ✓	1 Br.	42,600	1.9970	692	314 (19)	N/A
315 ✓	1 Br.	42,600	1.9970	692	315 (19)	N/A
316 ✓	2 Br.	55,900	2.6205	948	316 (19)	N/A
317 ✓	2 Br.	55,900	2.6205	948	317 (19)	N/A
318 ✓	1 Br.	42,600	1.9970	692	318 (19)	N/A

<u>Apt. No.</u>	<u>Type</u>	<u>Value</u>	<u>Percentage Interest</u>	<u>Approx. Sq. Ft.</u>	<u>Assigned Storage Rm. (sq.ft.)</u>	<u>Assigned Garage Space</u>
319 ✓	1 Br.	42,600	1.9970	692	319 (19)	N/A
320 ✓	1 Br.	42,600	1.9970	692	320 (19)	N/A
321 ✓	2 Br.	58,500	2.7424	1060	321 (28)	20
322 ✓	1 Br.	42,600	1.9970	692	322 (19)	N/A
TOTALS		<u>2,133,200</u>	<u>100.0000</u>			

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C. HAYDOCK  
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DOUGLAS COUNTY, NEB.

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26 April