

NICOLLETTE SQUARE HOMEOWNER'S ASSOCIATION  
301-321 17TH AVENUE EAST  
BELLEVUE, NE 68005  
JULY 24, 2004

ENDORSEMENT OF ARTICLE IX. INSURANCE. COVENANTS, CONDITIONS  
AND RESTRICTION FOR NICOLLETTE SQUARE TOWNHOMES

INSURANCE

The Association shall provide insurance with respect to the structure on each townhome in an amount equal to the full replacement value of said structure or in an amount as may be required by any mortgage holder, whichever is higher, against loss by fire, lightning and other perils covered by standard extended coverage endorsement, and insurance against such other hazards and in amounts are normally carried for townhome units. The premium for such townhome insurance shall be included in and paid from the homeowner's monthly assessment. Owner's personal property shall not be covered there under, it being the Owner's sole responsibility to provide such coverage. Liability insurance associated with the owned units shall be the responsibility of each individual Owner. All losses covered by said insurance shall be repaired and or replaced to the full extent permitted by insurance proceeds. All insurance policies shall be reviewed at least annually by the Board of Directors in order to ascertain whether the coverage contained in the policies is sufficient to make any necessary repairs or replacement of the property, which may have been damaged or destroyed. The Association will carry a deductible in the amount of not less than \$1000. Insurance to be adjusted yearly for inflation.

**Deductible:** The deductible for any and all claims will be paid by the Association, except when the damage is caused by the negligence attributed to a specific owner, the owner's guests, tenant, or contractor; then the offending owner shall be responsible for the entire deductible. Any homeowner initiating a claim without the approval of the Board of Directors shall also be responsible for the entire deductible.

**Claims:** (1) Contact agent first during regular business hours to discuss claim (2) Approved claims by the Board of Directors and agent must be submitted by an appointed board member to the insurance company. (3) Association insurance claims settlement payments will not be made to individual property owners. (4) Insurance settlements will be deposited in the Association account and paid out by the treasurer or property manager. (5) Contractor invoice must be submitted to treasurer or property manager. (6) Repairs must meet the satisfaction of the Association and homeowner. (7) Payment will then be made directly to the business who has made the necessary repairs.

In cases of over insurance, any excess proceeds of insurance received shall be credited to the common element working fund.

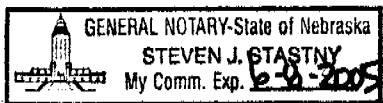
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This endorsement is part of Nicollette Square Townhome Owner's Covenants, Conditions and Restrictions. The property is in Bellevue, County of Sarpy, State of Nebraska, which is more particularly described as: Lots 1 through 11 inclusive, Nicollette Square Subdivision. It has been signed and approved by (90%) of eligible voters. The endorsement above supersedes and controls anything to the contrary. It is otherwise subject to all other terms of Nicollette Square Townhome Owner's Covenants, Conditions and Restrictions on this day July 24, 2004.

*Elizabeth Schooler 7/27/04* Elizabeth Schooler  
Elizabeth Schooler, President - Date NEDLEXP 12-29-2007

*Joneil Henry 7-27-04* Joneil Henry  
Joneil Henry, Property Manager - Date NE DLEXP 8-7-2004

State of Nebraska  
County of Sarpy

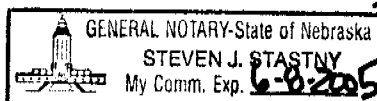
The foregoing instrument was acknowledged before me this July 27, 2004 by Elizabeth Schooler, President.



*Steven J. Stastny*  
Notary Signature

State of Nebraska  
County of Sarpy

The foregoing instrument was acknowledged before me this July 27, 2004 by Joneil Henry, Property Manager.



*Steven J. Stastny*  
Notary Signature

Filed for Record JULY 27 2004 11:13A  
Instrument # 2004 28703  
Lloyd J. Dowling Register of Deeds Sarpy Co., NE

COUNTER VERIFY PROOF ✓ C.E. ✓ D.E. ✓  
FEES \$ 10.50  
CHECK# 1450