

PROPOSED MASTER DEED CHANGE

In accordance with Section VIII, (g) of the AMENDED MASTER DEED OF OAKS OF FONTENELLE PROPERTY REGIME, two-thirds or more of the ownership must agree to changes to the MASTER DEED and BY-LAWS. Such changes must be acknowledged in writing.

- AMENDED MASTER DEED -

NEBRASKA DOCUMENTARY
STAMP TAX

AUG 23 1988

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COMMON ELEMENTS

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INSTRUMENT NUMBER
88-11580

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REGISTER OF DEEDS

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FEE \$ 11.50

The general common elements of the condominium are described as follows: the land on which the buildings stand including all of the surrounding lands embraced within the legal description specified above: swimming pool fences, walkways, bridges, trees, shrubbery and landscaping amenities; the swimming pools and related equipment; drives, parking area and all parts of the property and improvements which are not located within the apartments as shown on the attached plans. Although all parking areas are considered general common elements, each apartment shall be entitled to the exclusive use of the parking stalls thus identified as reserved for such apartments on the attached plans. Air conditioning compressors or units are not common elements but are part of each apartment and shall be maintained and replaced as needed by each owner.

THE EXTERIOR OF FIXTURES, STRUCTURES, AND IMPROVEMENTS EXISTING OR BUILT UPON ANY UNIT, INCLUDING ROOFS, SIDING, WINDOWS AND DOORS SHALL BE MAINTAINED BY THE APARTMENT OWNER AT HIS/HER OWN EXPENSE SO THAT ITS APPEARANCE AND CONDITION IS IN HARMONY WITH THE EXTERNAL DESIGN AND LOCATION IN RELATION TO THE SURROUNDING STRUCTURES AND TOPOGRAPHY. IN AN EFFORT TO ENHANCE AND PROTECT THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE PROPERTY, THE ASSOCIATION MAY ELECT TO DEMAND MAINTENANCE BY AN APARTMENT OWNER WHO FAILS TO MAINTAIN HIS/HER APARTMENT. IF THE OWNER FAILS TO COMPLY WITH THE DEMAND WITHIN THIRTY (30) DAYS THE ASSOCIATION MAY DIRECT THAT THE WORK BE DONE AT THE APARTMENT OWNER'S EXPENSE AND ASSESS THE COST THEREOF AGAINST THE APARTMENT AS WELL AS PROCEED AT LAW OR EQUITY AGAINST THE OWNERS TO COLLECT THE COST OF THE IMPROVEMENTS. THE INTERIOR, INCLUDING THE STRUCTURE, ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING, VENTILATION AND ALL OTHER SYSTEMS OF EACH APARTMENT SHALL BE MAINTAINED BY THE APARTMENT OWNER AT HIS/HER OWN EXPENSE. IN THE EVENT THAT REPAIR COSTS ARE COVERED BY THE ASSOCIATION'S INSURANCE, THE ASSOCIATION SHALL MAKE THE INSURANCE PROCEEDS AVAILABLE TO THE APARTMENT OWNER FOR THE PURPOSE OF MAKING THE REPAIRS SUBJECT TO THIS DOCUMENT AND APPLICABLE LAW.

ALL EXISTING TREES, GRASS, COMMON ROADWAYS, SWIMMING POOLS SHALL BE MAINTAINED BY THE ASSOCIATION. FLOWERS, SHRUBS, AND BUSHES HEREAFTER INSTALLED BY APARTMENT OWNERS SHALL BE MAINTAINED BY THE APARTMENT OWNER RESPONSIBLE FOR THEIR INSTALLATION.

11580

IN WITNESS WHEREOF, I being President of the Oaks of Fontenelle
Townhomes Association, have hereunto set my hand this 4
day of August, 1988.

Dancy Guterman
President

CERTIFICATION

I, the undersigned, do hereby certify:

That, I am the duly elected and acting secretary of the Oaks of
Fontenelle Townhomes Association, a Nebraska Corporation; and,

THAT the foregoing Master Deeds constitute the Compiled and Amended
Master Deed of said Association, as duly amended and approved by
co-owners entitled to cast in excess of two-thirds of the votes of
the condominium regime at a meeting of the members of the Assoc-
iation held on the 10 day of February, 1988, which
meeting was preceded by notice given to all members of the Assoc-
iation in accordance with the requirements pertaining thereto as
set forth in this Master Deed.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day
of August, 1988.

Edna Postlewait
Secretary