

44
1

**SECOND AMENDMENT TO MASTER DEED
AND BY-LAWS CREATING PIEDMONT
TOWNHOMES CONDOMINIUM PROPERTY
REGIME NO. 1**

WHEREAS, the Master Deed (the "Master Deed") creating Piedmont Townhomes Condominium Property Regime No. 1 (the "Regime") was filed with the Register of Deeds of Douglas County, Nebraska, on February 27, 1973, in Book 1474, at Page 219 of the Deed Records;

WHEREAS, the first Amendment to Master Deed and By-Laws (the "Amendment") was filed with the Register of Deeds of Douglas County, Nebraska, on March 23, 1977, in Book 578, at Page 231 of the Miscellaneous Records;

WHEREAS, the Amendment, among other things, deleted certain land and units from the Regime and provided a grant and reservation in the Developer to reannex part or all of said land and units into the Regime upon certain terms and conditions;

WHEREAS, a description of the land deleted from the Regime by the Amendment is attached hereto as Exhibit "1" and by this reference made a part hereof; and

WHEREAS, the Developer desires to reannex the property described on Exhibit 1 into the Regime and to provide hereby for the integration of the units constructed thereon into the Regime.

NOW, THEREFORE, the Master Deed, including all Exhibits attached thereto, and the Amendment are hereby amended as follows:

1. Paragraph II of the Master Deed as reflected in the Amendment is hereby amended to read:

II. INVOLVED PROPERTY

The real estate hereby subjected to the condominium regime is described as follows:

All of Lot 238, Piedmont, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded, as more fully reflected on Exhibit A-1 to the Master Deed recorded in Book 1474 at Page 224 of the Deed Records in the office of the Register of Deeds of Douglas County, Nebraska. (Containing 299,214 square feet or 6.87 acres more or less).

2. Paragraph IV of the Master Deed as reflected in the Amendment is hereby amended to read:

IV. DESCRIPTION OF REGIME

The condominium regime consists of twenty (20) buildings, six (6) of which are garage buildings and fourteen (14) of which are unit buildings, one to three stories in height, and including basement areas.

The buildings contain a total of forty-four (44) units which may only be used for residential purposes. The condominium regime also includes attached and unattached automobile garages, parking areas, pool, gardens and landscaping. The total ground floor area of all buildings aggregates 57,573 square feet. Said buildings and improvements, together with their location on the land and the area and location of each apartment are more particularly described, as to Units 1 through 22, inclusive, and Units 39 through 44, inclusive, in the building plans attached to

the Master Deed as Exhibit "C" and, as to Units 23 through 38, inclusive, in the building plans which are attached hereto as Exhibit "2" and by this reference made a part hereof and of the Master Deed.

3. Paragraph VI of the Master Deed as reflected in the Amendment is hereby amended to read:

VI. VALUES

The total value of the entire condominium regime is One Million Six Hundred Forty-nine Thousand Four Hundred and 00/100 Dollars (\$1,649,400.00), and the basic value of each unit together with a general description thereof, its square footage, its limited common elements, its percentage share of the expenses of the regime, ownership of the common elements and the number of votes incident to ownership of such unit, are all as set forth on Exhibit "3" attached hereto and by this reference made a part hereof and of the Master Deed.

4. This Amendment is effected by the Developer, Frank R. Krejci, pursuant to the reservation contained in Paragraph IX of the Amendment, for the purpose of annexing the real estate described on Exhibit 1, together with Units 23 through 38, inclusive, constructed thereon, into the Regime. This Amendment shall become effective upon the date of execution by all parties and filing with the Register of Deeds of Douglas County, Nebraska.

DATED this 29th day of March, 1985.



Frank R. Krejci, Developer

Approved this 29th day of March, 1985, by Small Brothers Construction, Inc., owner and Bank of Millard, mortgagee of the real estate described on Exhibit 1, together with Units 23 through 38, inclusive, constructed thereon.

SMALL BROTHERS CONSTRUCTION, INC.,
a Nebraska corporation, Owner,

BY D. Dennis Small

Title: President

BANK OF MILLARD, Mortgagee,

BY Terrell Jones

Title: AVP

Approved this 8th day of AUGUST, 1985, by Piedmont Townhomes Association, Inc., pursuant to the written approval of the Board of Administrators thereof.

PIEDMONT TOWNHOMES ASSOCIATION,
INC., a Nebraska non-profit
corporation,

BY Donald E. Cole

Title: President

STATE OF NEBRASKA)

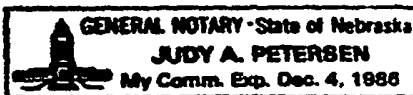
) ss.

COUNTY OF DOUGLAS)

On this 29th day of March, 1985, before me, the undersigned, a Notary Public in and for said County, personally came D. Dennis Small, President of Small Brothers Construction, Inc., a Nebraska corporation, to me personally known to be the President and identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS my hand and notarial seal the day and year last above written.

Judy A. Petersen
Notary Public

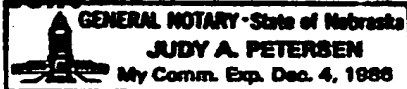


STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

BOOK 748 PAGE 203

On this 29th day of March, 1985, before me, the undersigned, a Notary Public in and for said County, personally came Terry J. Jaros, Asst. Vice President of Bank of Millard, to me personally known to be the Asst. Vice Pres. and identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS my hand and notarial seal the day and year last above written.

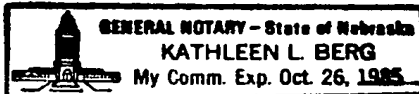


Judy A. Petersen
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 8th day of August, 1985, before me, the undersigned, a Notary Public in and for said County, personally came Donald E. Cole, President of Piedmont Townhomes Association, Inc., a Nebraska non-profit corporation, to me personally known to be the President and identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS my hand and notarial seal the day and year last above written.

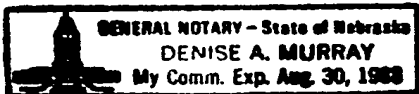


Kathleen L. Berg
Notary Public

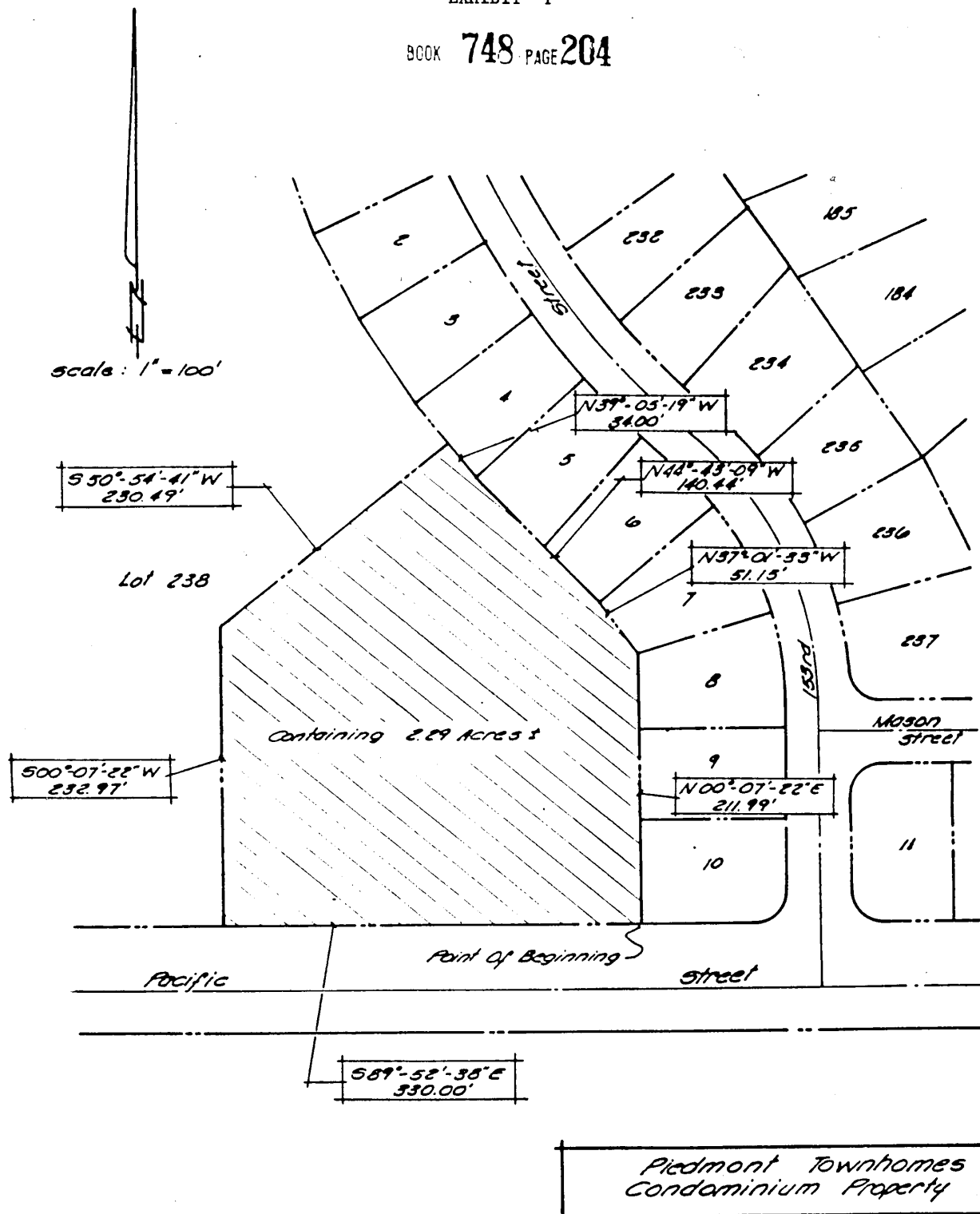
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 29th day of March, 1985, before me, the undersigned, a Notary Public in and for said County, personally came Frank R. Krejci, to me personally known to be the identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.



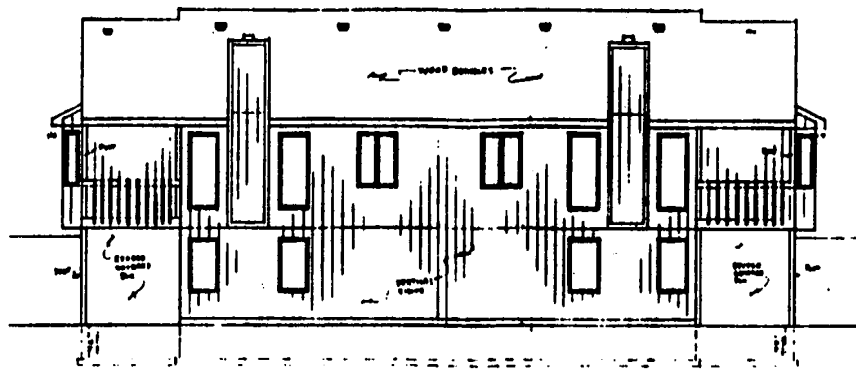
Denise A. Murray
Notary Public

**LEGAL DESCRIPTION:**

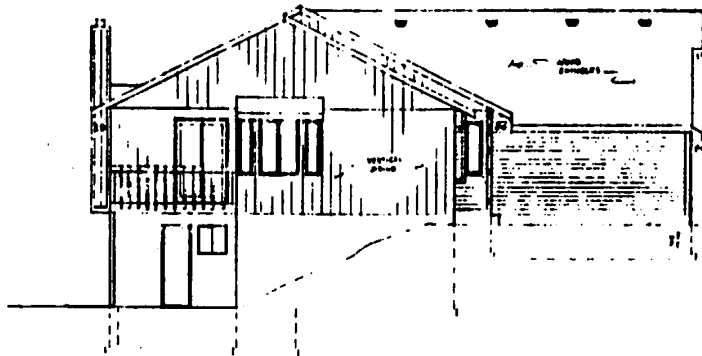
That part of Lot 238, Piedmont, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the S.E. corner of said Lot 238; thence N 00° 07' 22" E (Assumed bearing) on the Easterly line of said Lot 238, 211.99 feet; thence N 37° 01' 33" W on the Easterly line of said Lot 238, 51.15 feet; thence N 44° 43' 09" W on the Easterly line of said Lot 238, 140.44 feet; thence N 39° 05' 19" W on the Easterly line of said Lot 238, 34.00 feet; thence S 50° 54' 41" W, 230.49 feet; thence S 00° 07' 22" W, 232.97 feet to a point on the South line of said Lot 238 (said point also being 330.00 feet West of the S.E. corner of said Lot 238); thence S 89° 52' 38" E on the South line of said Lot 238, 330.00 feet to the point of beginning.

(Containing 99613 square feet or 2.29 acres more or less)

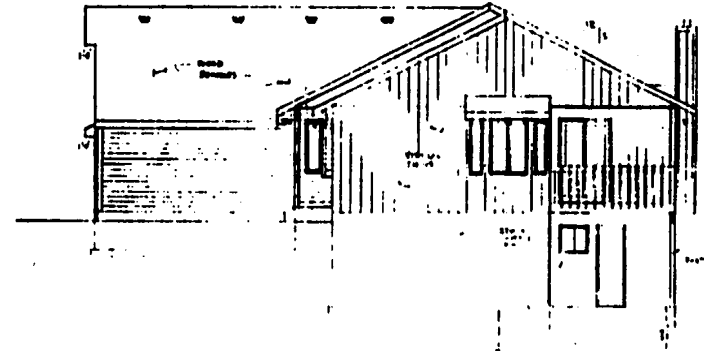
EXHIBIT "2"



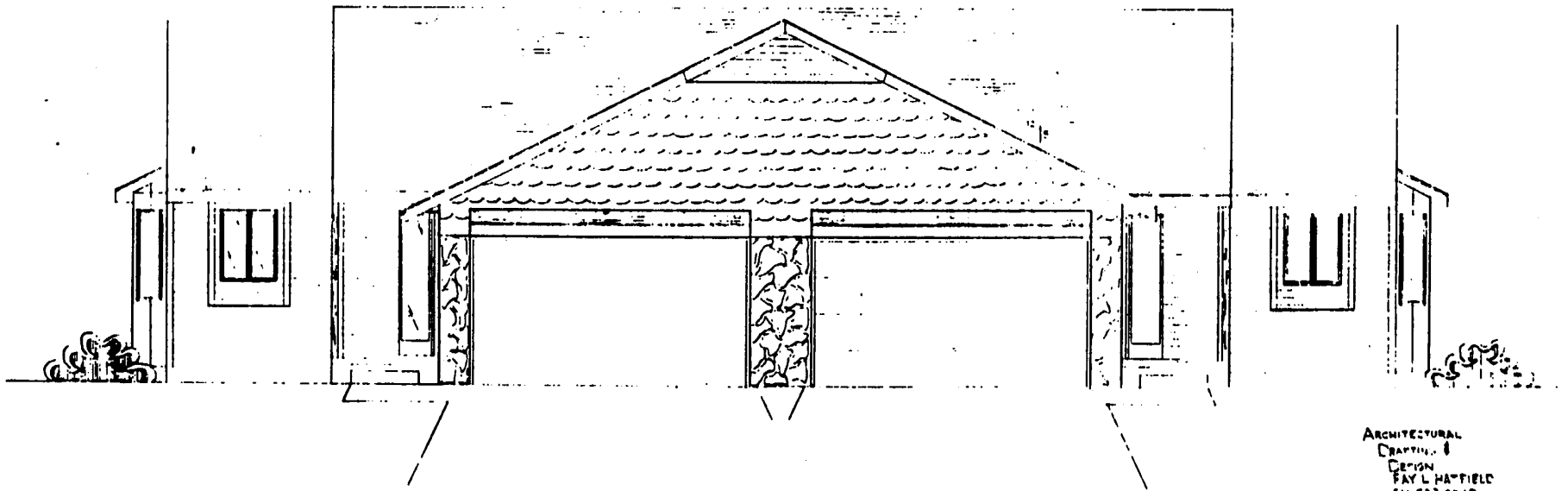
REAR



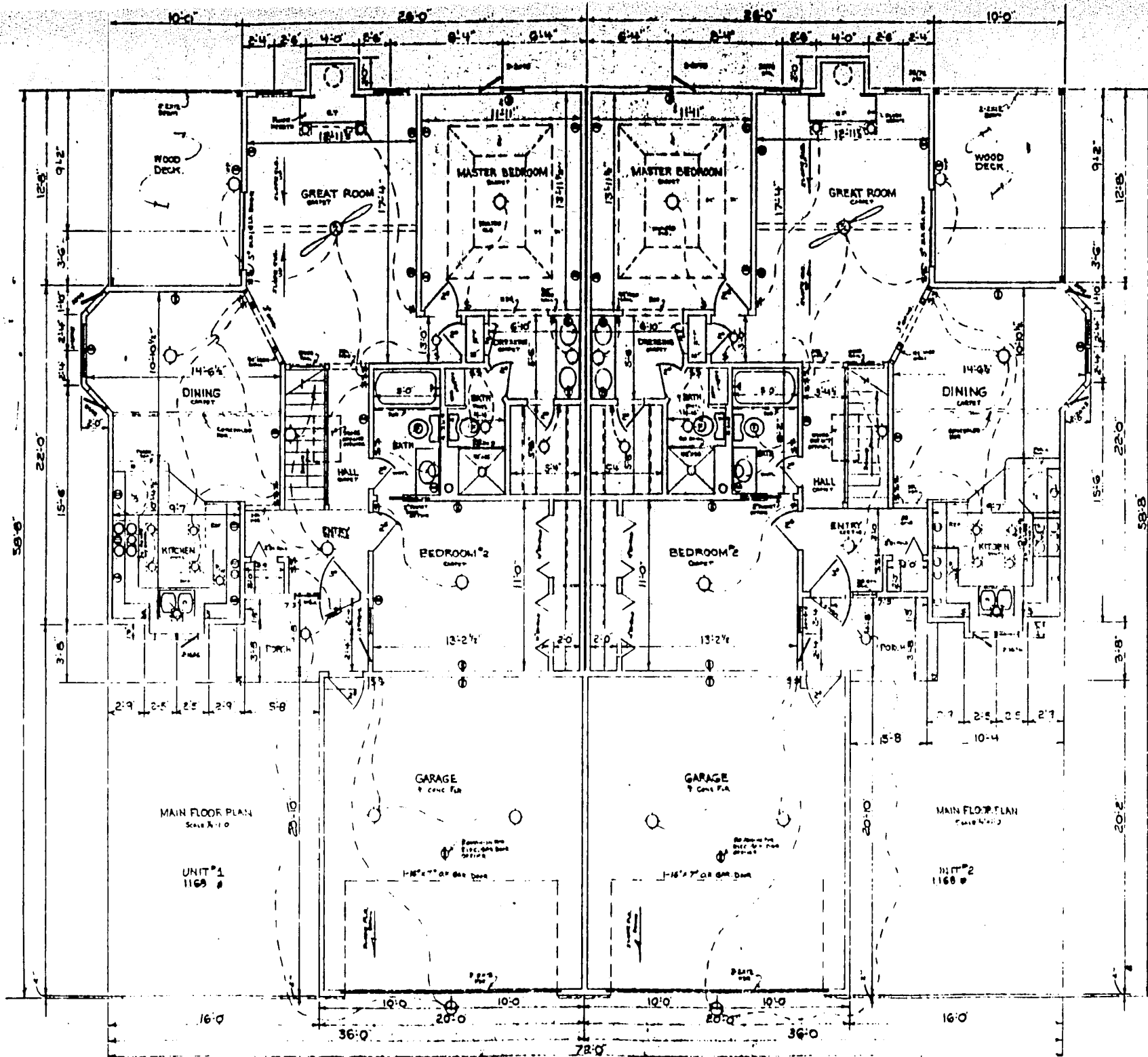
LEFT SIDE

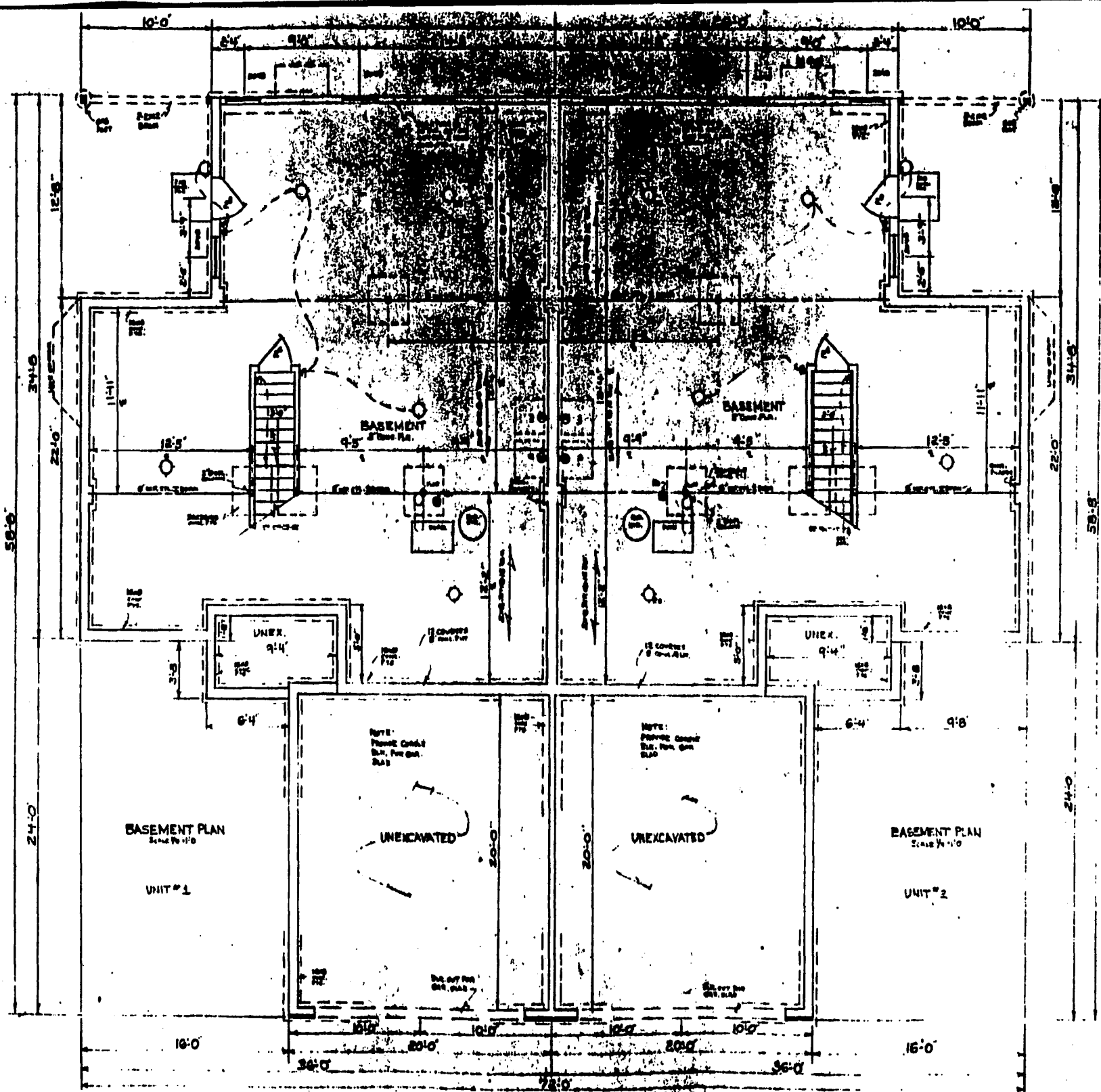


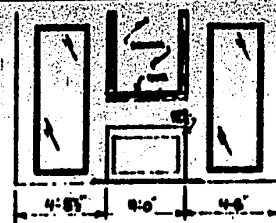
RIGHT SIDE



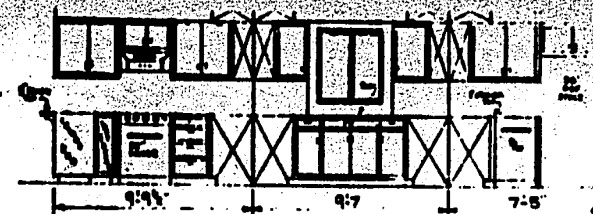
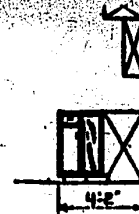
ARCHITECTURAL
DRAWING
DESIGN
FAY L. HATFIELD
EN 337 2740



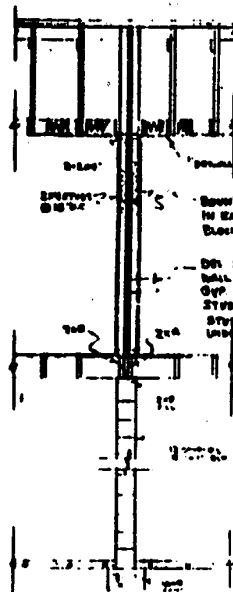




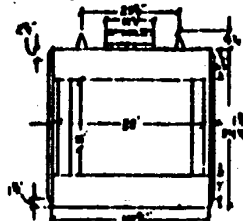
FIREPLACE FACE



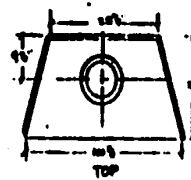
KITCHEN CABINETS



TYPICAL SECTION
PARTY WALL



FRONT

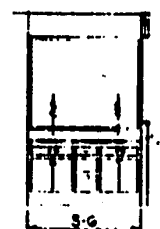


TOP



SIDE

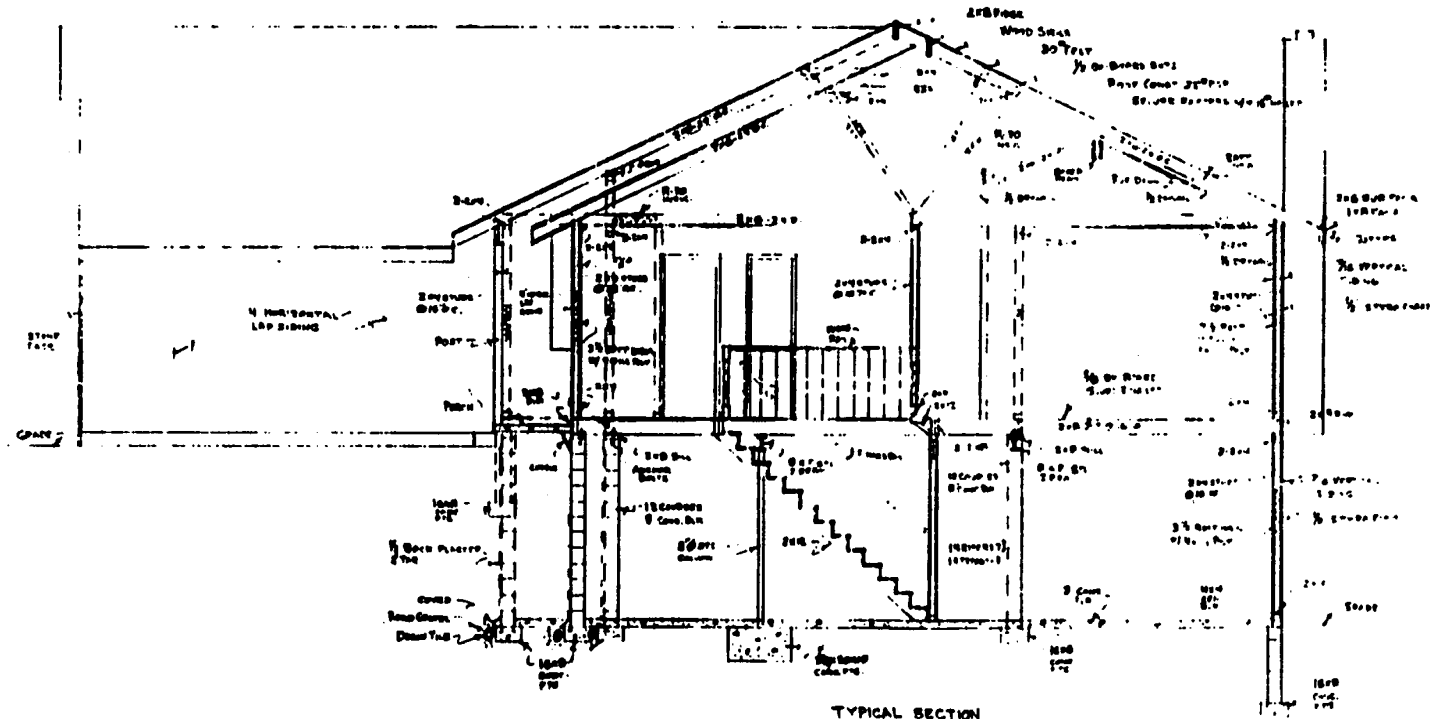
FIREPLACE DETAIL SUPERIOR CASENO
P.C.S.



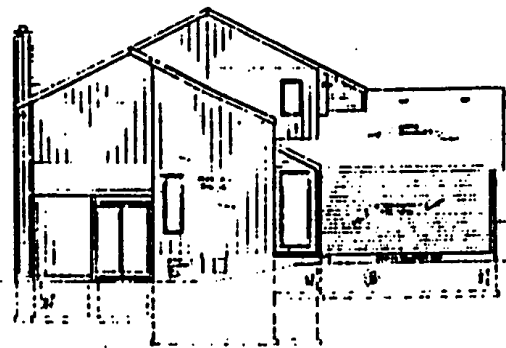
MASTER BATH
VANITIES



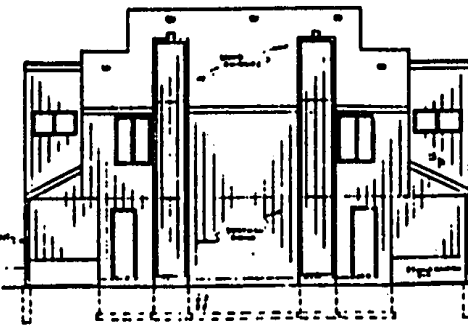
MAIN BATH



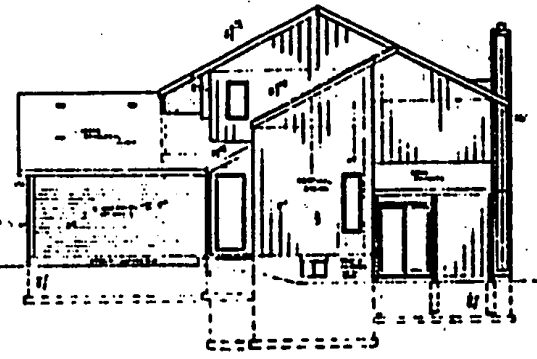
TYPICAL SECTION



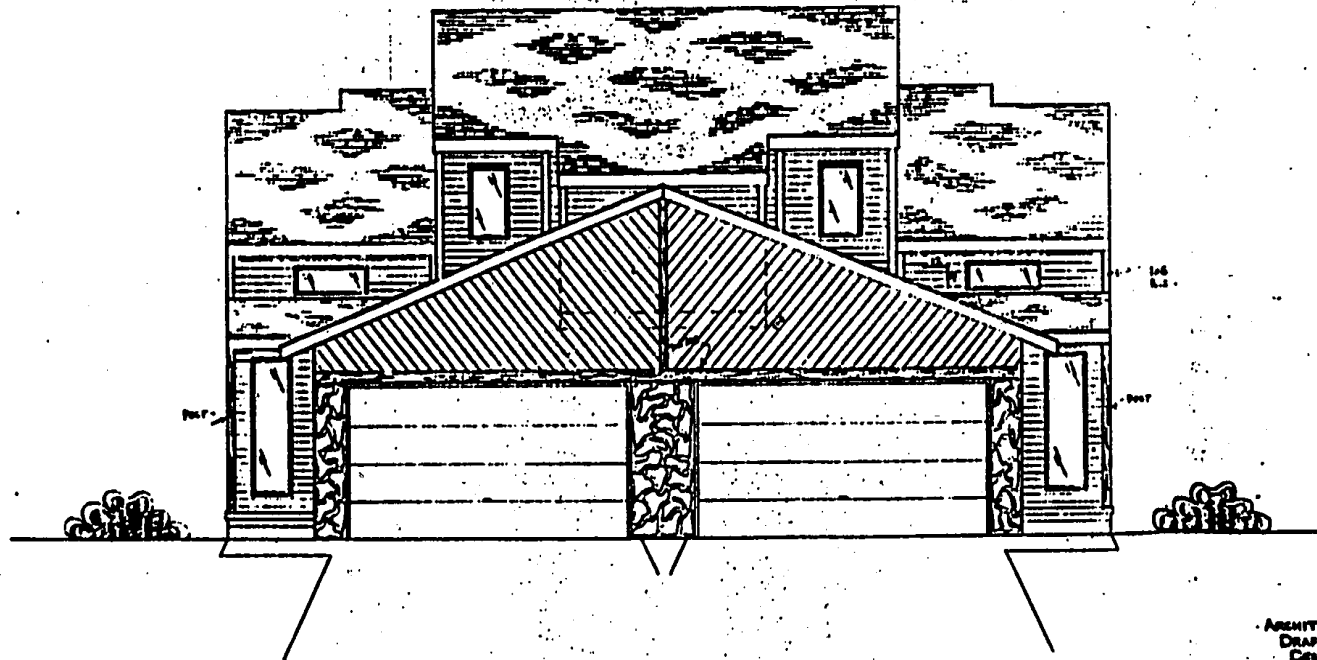
LEFT SIDE



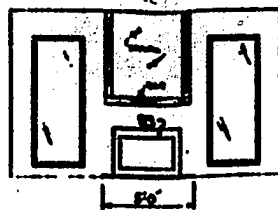
REAR



RIGHT SIDE



ARCHITECTURAL
DRAWING
BY
RAY L. HATFIELD
PL 334-6340



FIREPLACE FACE



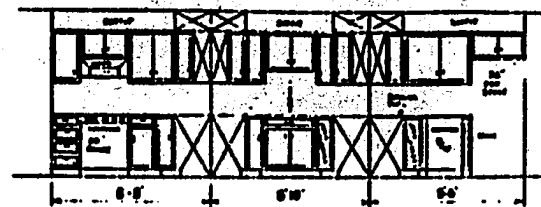
MASTER BATH



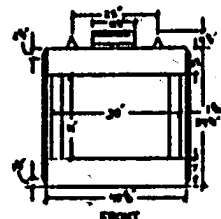
MAIN BATH



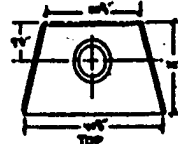
1/2 BATH



KITCHEN CABINETS
Scale 1/4" = 1'-0"



FRONT

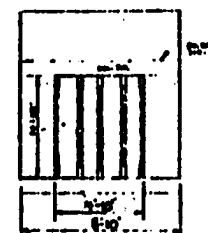


TOP

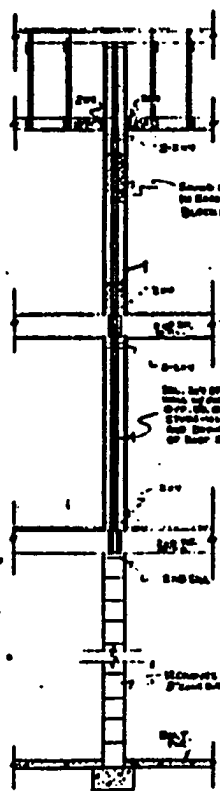


SIDE

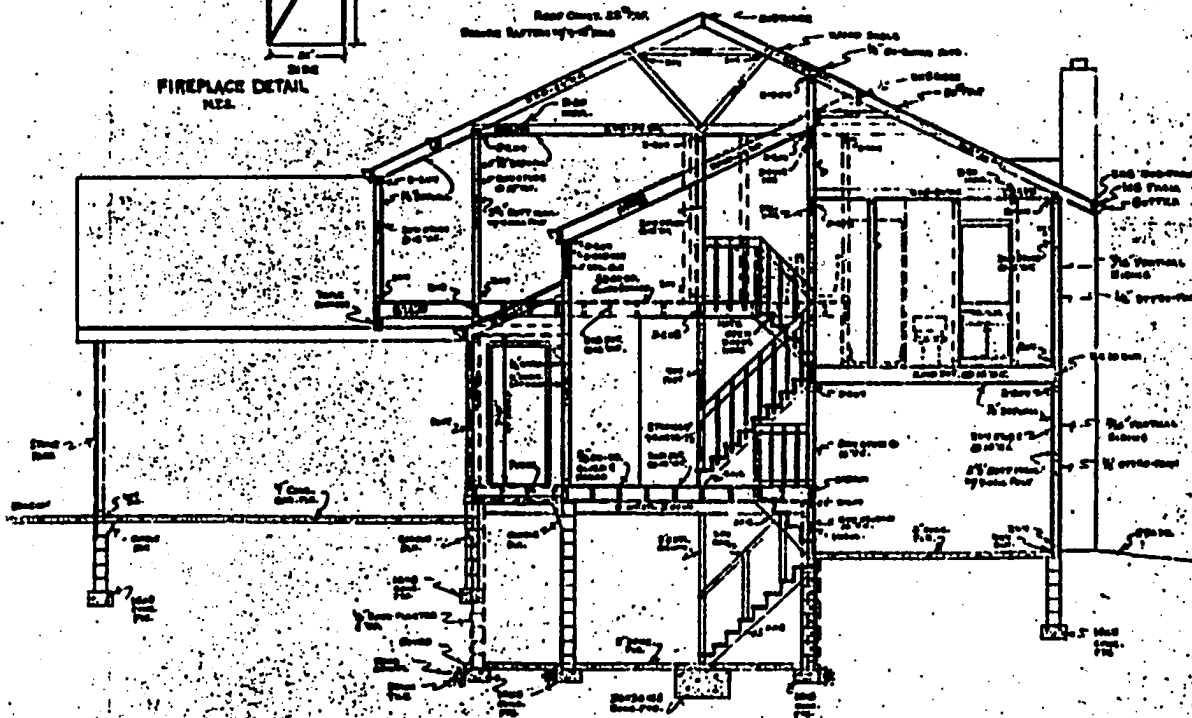
FIREPLACE DETAIL
N.T.S.



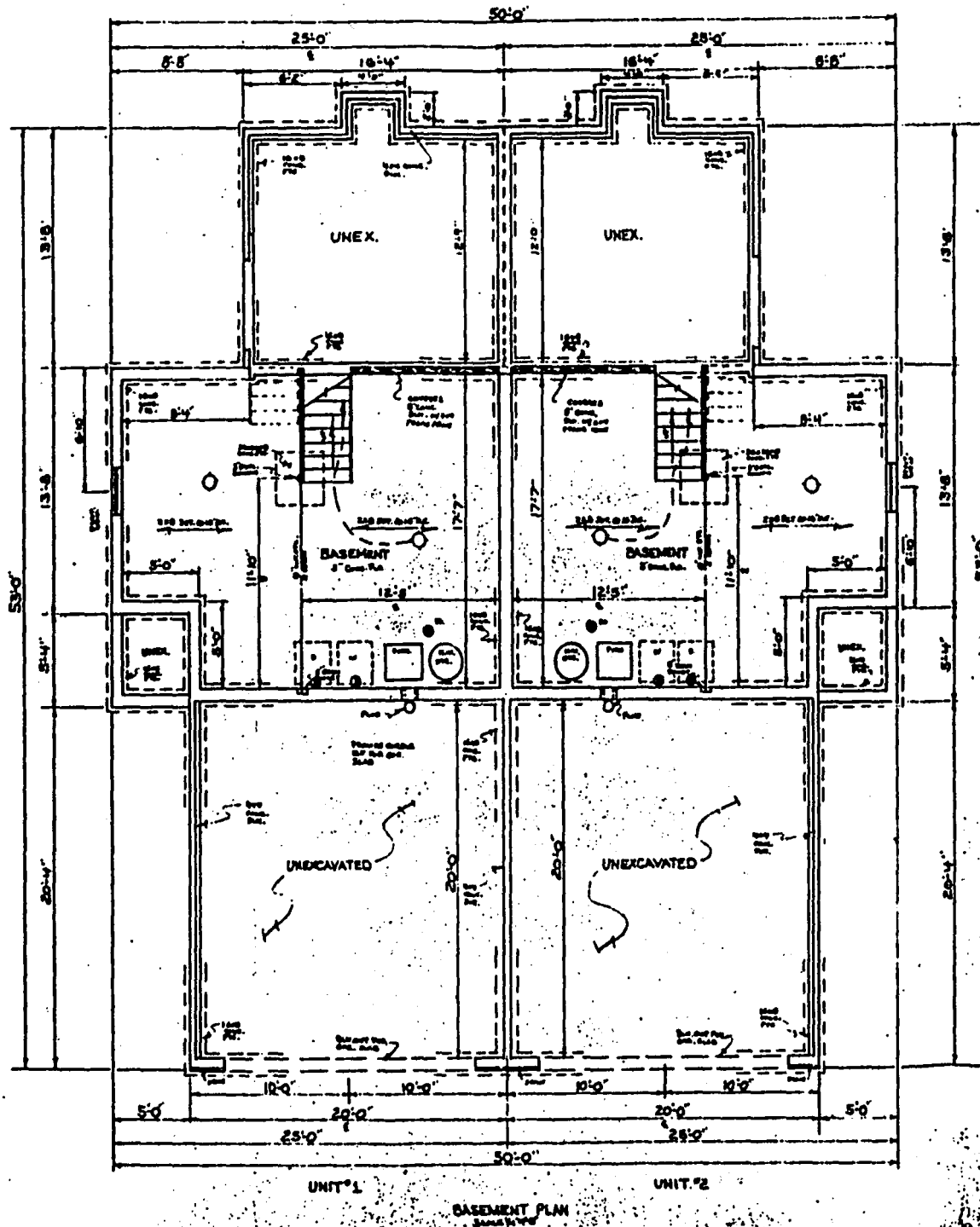
DINING RM. WALL
Scale 1/4" = 1'-0"

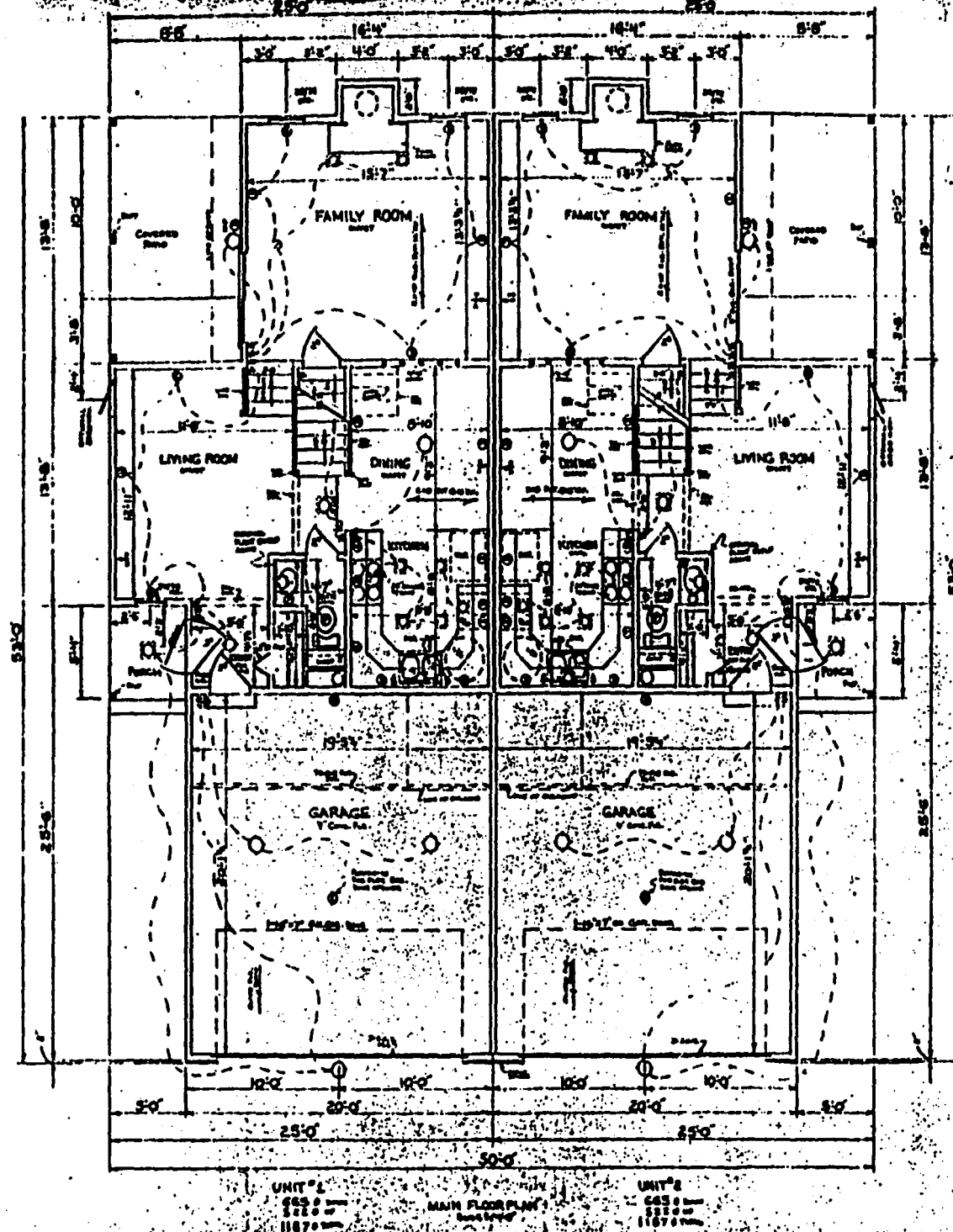


TYPICAL SECTION
PARTY WALL
N.T.S.



TYPICAL SECTION
Scale 1/4" = 1'-0"





UNIT #1
645 sq. ft.
528 sq. ft.
1167 sq. ft.

MAIN FLOOR PLAN

UNIT #2
645 sq. ft.
528 sq. ft.
1167 sq. ft.

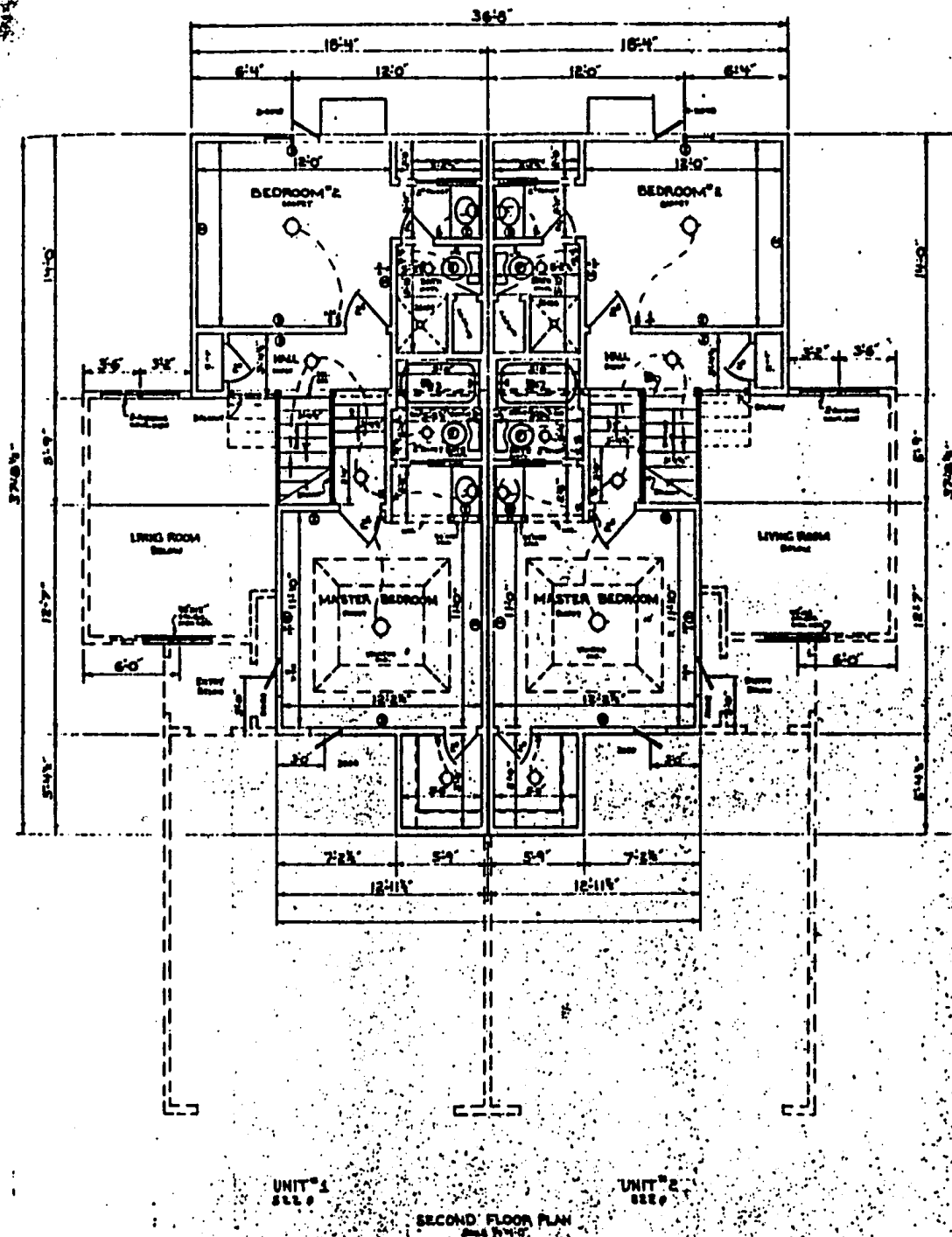


EXHIBIT "3"

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TO MASTER DEEDUNIT DESCRIPTION

Unit No.	BOOK	Floor Plan	Description	Limited Common Elements	Square Footage	Basic Value	Percentage Ownership of Common Elements	Votes
1		C	2 Bedrooms, 2 baths, Fireplace, on 1 level	(for each unit: patio, patio deck and garage drive)	1,339	\$43,950	2.66%	266
2		B	3 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,468	39,750	2.41%	241
3		A-1	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,279	35,950	2.18%	218
4		A	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,168	34,950	2.12%	212
5		A	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,168	34,950	2.12%	212
6		A-1	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,279	35,950	2.18%	218
7		B	3 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,468	39,750	2.41%	241
8		A-1	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,279	35,950	2.18%	218
9		A	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,168	34,950	2.12%	212
10		A-1	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,279	35,950	2.18%	218
11		B	3 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,468	39,750	2.41%	241
12		C	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,339	43,950	2.66%	266

Unit No.	Floor Plan	Description	Limited Common Elements	Square Footage	Basic Value	Percentage Ownership of Common Elements	Votes
3	A-1	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	(for each unit: patio, patio deck and garage drive)	1,279	\$35,950	2.18%	218
4	B	3 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,468	39,750	2.41%	241
5	A-1	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,279	35,950	2.18%	218
6	A	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,168	34,950	2.12%	212
7	A	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,168	34,950	2.12%	212
8	A-1	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,279	35,950	2.18%	218
9	B	3 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,468	39,750	2.41%	241
10	A-1	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,279	35,950	2.18%	218
11	B	3 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,468	39,750	2.41%	241
12	A-1	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,279	35,950	2.18%	218
13	D	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,168	35,250	2.14%	214
14	D	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,168	35,250	2.14%	214
15	D	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,168	35,250	2.14%	214

EXHIBIT "3"

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Unit No.	Floor Plan	Description	Limited Common Elements	Square Footage	Basic Value	Percentage Ownership of Common Elements	Votes
6	D	2 Bedrooms, 2 baths, Fireplace, on 1 level	(for each unit: patio, patio deck and garage drive)	1,168	35,250	2.14%	214
7	D	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,168	35,250	2.14%	214
8	D	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,168	35,250	2.14%	214
9	E	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,187	34,950	2.12%	212
0	E	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,187	34,950	2.12%	212
1	E	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,187	34,950	2.12%	212
2	E	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,187	34,950	2.12%	212
3	E	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,187	34,950	2.12%	212
4	E	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,187	34,950	2.12%	212
5	E	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,187	34,950	2.12%	212
6	E	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,187	34,950	2.12%	212
7	E	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,187	34,950	2.12%	212
8	E	2 Bedrooms, 2-1/2 baths, Fireplace, on 2 levels	"	1,187	34,950	2.12%	212

EXHIBIT "3"

Page 4 of 4

Unit No.	Floor Plan	Description	Limited Common Elements	Square Footage	Basic Value	Percentage Ownership of Common Elements	Votes
39	C	2 Bedrooms, 2 baths, Fireplace, on 1 level	(for each unit: patio, patio deck and garage drive)	1,339	\$43,950	2.66%	266
40	C	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,339	43,950	2.66%	266
41	C	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,339	43,950	2.66%	266
42	C	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,339	43,950	2.66%	266
43	C	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,339	43,950	2.66%	266
44	C	2 Bedrooms, 2 baths, Fireplace, on 1 level	"	1,339	43,950	2.66%	266

2987 Misc
D

RECEIVED
1985 AUG 14 AM 11:32
GEORGE J. DUCLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Book 748
Page 199
of Misc

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