

MISC 2016055467



JUL 13 2016 16:45 P 10

Fee amount: 64.00  
FB: 07-33029  
COMP: LC

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
07/13/2016 16:45:34.00



2016055467

After recording, please return to:  
Riverfront Place Condominium Association, Inc.  
c/o Scott D. Jochim, Esq.  
Croker, Huck, Kasher, DeWitt, Anderson &  
Gonderinger, L.L.C.  
2120 S. 72<sup>nd</sup> Street, Suite 1200  
Omaha, NE 68124

### **THIRD AMENDMENT TO DECLARATION AND MASTER DEED OF RIVERFRONT PLACE CONDOMINIUM PROPERTY REGIME**

This Third Amendment to Declaration and Master Deed of Riverfront Place Condominium Property Regime ("Third Amendment") is made effective as of JULY 5, 2016 (the "Effective Date") by Riverfront Place Condominium Association, Inc., a Nebraska nonprofit corporation (the "Association").

#### **RECITALS**

A. The Condominium was created by, and is governed by, a Declaration and Master Deed of Riverfront Place Condominium Property Regime recorded with the Douglas County Register of Deeds on October 4, 2006 as Instrument No. 2006114433 ("Original Declaration"), as amended by a First Amendment to Declaration and Master Deed of Riverfront Place Condominium Property Regime recorded with the Douglas County Register of Deeds on February 18, 2011 as Instrument No. 2011017013 and as corrected by a Corrective First Amendment to Declaration and Master Deed of Riverfront Place Condominium Property Regime recorded with the Douglas County Register of Deeds on March 16, 2016 at Instrument No. 2016018712 ("First Amendment"), and as amended by a Second Amendment to Declaration and Master Deed of Riverfront Place Condominium Property Regime recorded with the Douglas County Register of Deeds on August 31, 2015 as Instrument No. 2015073197 ("Second Amendment")(the Original Declaration, the First Amendment, and the Second Amendment are collectively referred to as and defined herein as the "Declaration").

B. Pursuant to the terms of Section 5.3 of the Declaration, the Association has approved a transfer of the parking and adjacent storage spaces originally assigned by the

Declaration to Units 8M and 5E, and the Association and the affected unit owners desire to document and provide notice of such transfer as contemplated by Section 5.3 of the Declaration.

NOW, THEREFORE, pursuant to the authority granted to the Association in Section 5.3 of the Declaration, the Association hereby amends the Declaration as follows:

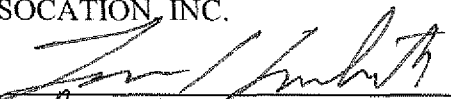
1. As of the Effective Date, Sheet 3 of the Plans which were attached as Exhibit B to the Original Declaration is deleted and replaced with the revised Sheet 3 attached to this Third Amendment as Exhibit A, and any further references in the Declaration to the parking spots assigned to Units 8M and 5E shall be amended to reflect the transfer of parking and storage spaces between Units 8M and 5E reflected in Exhibit A.

2. The owners of the units effected by this Third Amendment have executed this Third Amendment below to confirm their consent to the terms of this Third Amendment.

3. Except as expressly amended in this Third Amendment, the Declaration (as previously amended) shall remain in full force and effect in its original form. This Third Amendment may be executed in multiple counterparts, all of which taken together shall constitute a single instrument.

IN WITNESS WHEREOF, the undersigned has caused this Third Amendment to be executed on the day and year first above written.

RIVERFRONT PLACE CONDOMINIUM  
ASSOCIATION, INC.

By:   
Its: President

CONSENTED TO BY:

KIM I. MCKEOWN REVOCABLE TRUST

By: \_\_\_\_\_  
Kim I. McKeown, Trustee

ANNE WILLEMSSSEN MCKEOWN  
REVOCABLE TRUST

By: \_\_\_\_\_  
Anne Willemssen McKeown, Trustee

By: \_\_\_\_\_  
Jennifer Genua-McDaniel

Declaration to Units 8M and 5E, and the Association and the affected unit owners desire to document and provide notice of such transfer as contemplated by Section 5.3 of the Declaration.

NOW, THEREFORE, pursuant to the authority granted to the Association in Section 5.3 of the Declaration, the Association hereby amends the Declaration as follows:

1. As of the Effective Date, Sheet 3 of the Plans which were attached as Exhibit B to the Original Declaration is deleted and replaced with the revised Sheet 3 attached to this Third Amendment as Exhibit A, and any further references in the Declaration to the parking spots assigned to Units 8M and 5E shall be amended to reflect the transfer of parking and storage spaces between Units 8M and 5E reflected in Exhibit A.

2. The owners of the units effected by this Third Amendment have executed this Third Amendment below to confirm their consent to the terms of this Third Amendment.

3. Except as expressly amended in this Third Amendment, the Declaration (as previously amended) shall remain in full force and effect in its original form. This Third Amendment may be executed in multiple counterparts, all of which taken together shall constitute a single instrument.

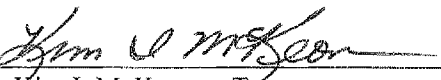
IN WITNESS WHEREOF, the undersigned has caused this Third Amendment to be executed on the day and year first above written.

RIVERFRONT PLACE CONDOMINIUM  
ASSOCIATION, INC.

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

CONSENTED TO BY:

KIM I. MCKEOWN REVOCABLE TRUST

By:   
Kim I. McKeown, Trustee

ANNE WILLEMSSSEN MCKEOWN  
REVOCABLE TRUST

By:   
Anne Willemssen McKeown, Trustee

By: \_\_\_\_\_  
Jennifer Genua-McDaniel

Declaration to Units 8M and 5E, and the Association and the affected unit owners desire to document and provide notice of such transfer as contemplated by Section 5.3 of the Declaration.

NOW, THEREFORE, pursuant to the authority granted to the Association in Section 5.3 of the Declaration, the Association hereby amends the Declaration as follows:

1. As of the Effective Date, Sheet 3 of the Plans which were attached as Exhibit B to the Original Declaration is deleted and replaced with the revised Sheet 3 attached to this Third Amendment as Exhibit A, and any further references in the Declaration to the parking spots assigned to Units 8M and 5E shall be amended to reflect the transfer of parking and storage spaces between Units 8M and 5E reflected in Exhibit A.

2. The owners of the units effected by this Third Amendment have executed this Third Amendment below to confirm their consent to the terms of this Third Amendment.

3. Except as expressly amended in this Third Amendment, the Declaration (as previously amended) shall remain in full force and effect in its original form. This Third Amendment may be executed in multiple counterparts, all of which taken together shall constitute a single instrument.

IN WITNESS WHEREOF, the undersigned has caused this Third Amendment to be executed on the day and year first above written.

RIVERFRONT PLACE CONDOMINIUM  
ASSOCIATION, INC.

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

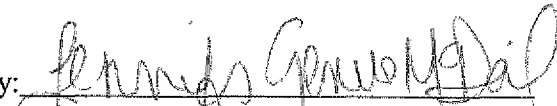
CONSENTED TO BY:

KIM I. MCKEOWN REVOCABLE TRUST

By: \_\_\_\_\_  
Kim I. McKeown, Trustee

ANNE WILLEMSSSEN MCKEOWN  
REVOCABLE TRUST

By: \_\_\_\_\_  
Anne Willemsen McKeown, Trustee

By:  \_\_\_\_\_  
Jennifer Genua-McDaniel

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 5 day of July, 2016, by Louis E. Lamberty, President of Riverfront Place Condominium Association, Inc., on behalf of the corporation.



Karlene J. Currier  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Kim I. McKeown, Trustee of the Kim I. McKeown Revocable Trust.

\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Anne Willemssen McKeown, Trustee of the Anne Willemssen McKeown Revocable Trust.

\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, Jennifer Genua-McDaniel.

\_\_\_\_\_  
Notary Public

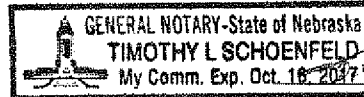
STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_, \_\_\_\_\_ of Riverfront Place Condominium Association, Inc., on behalf of the corporation.

\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

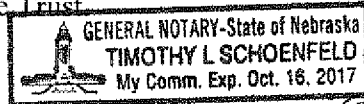
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JUNE, 2016, by Kim I. McKeown, Trustee of the Kim I. McKeown Revocable Trust.



  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JUNE, 2016, by Anne Willemssen McKeown, Trustee of the Anne Willemssen McKeown Revocable Trust.



  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, Jennifer Genua-McDaniel.

\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ of Riverfront Place Condominium Association, Inc., on behalf of the corporation.

\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Kim I. McKeown, Trustee of the Kim I. McKeown Revocable Trust.

\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

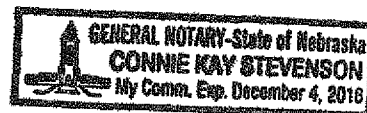
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Anne Willemssen McKeown, Trustee of the Anne Willemssen McKeown Revocable Trust.

\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

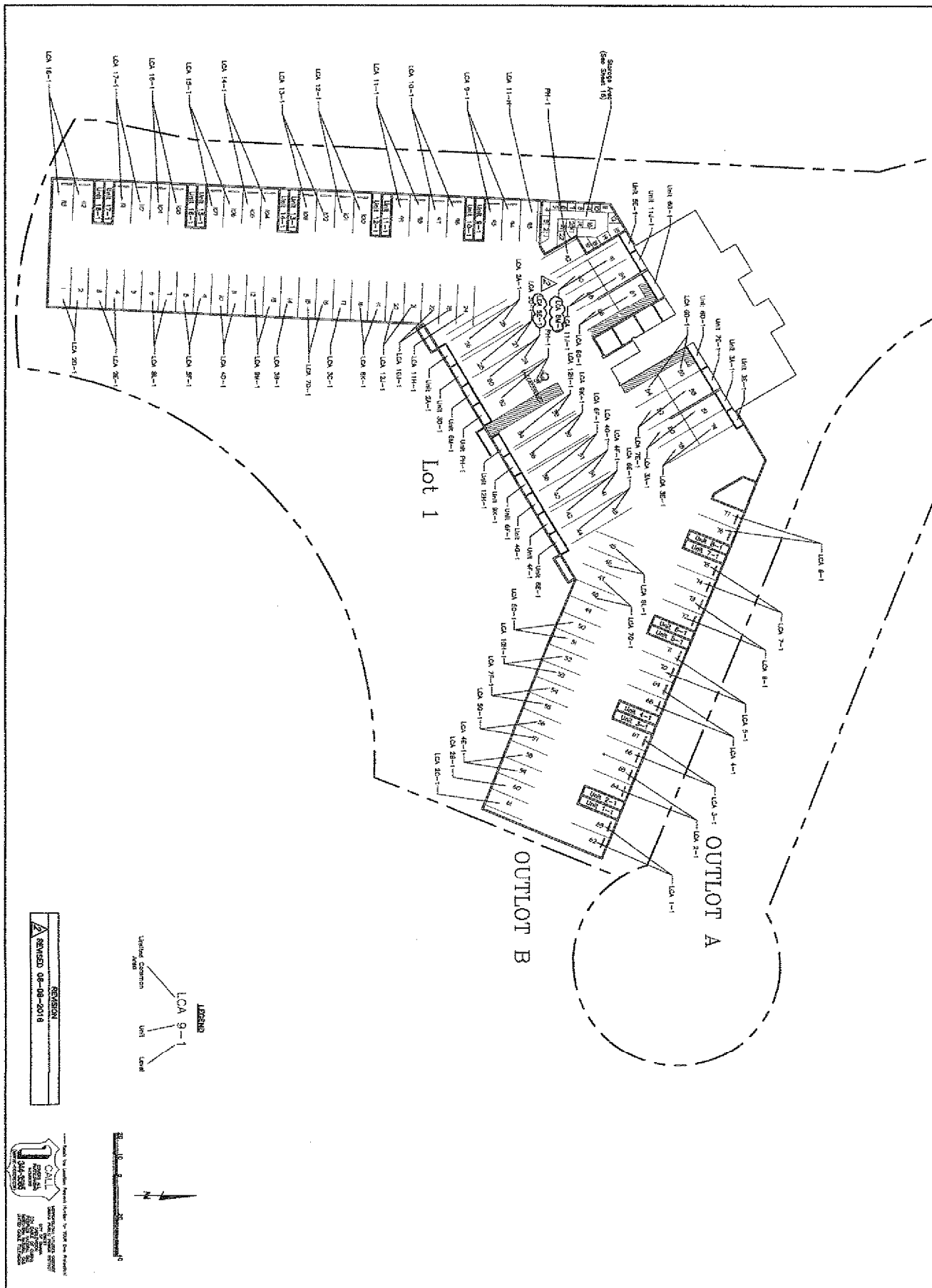
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of June, 2016, Jennifer Genua-McDaniel.

Connie Kay Stevenson  
Notary Public



## **EXHIBIT A**





REVISION  
REVISED 08-08-2018



14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027  
Tel: 402.496.2498  
Fax: 402.496.2730  
WWW.LRA-INC.COM

CONDOMINIUM PLAN  
GROUND FLOOR

Lamp, Rynearson & Associates, Inc.  
14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027  
RIVERFRONT PLACE  
DOUGLAS COUNTY, NEBRASKA

WWW.LRA-INC.COM  
(Ph) 402.496.2498  
(Fax) 402.496.2730

This document is a preliminary drawing and is not to be used for construction purposes without the written consent of the architect.

Scale: 1/8" = 1'-0"

North Arrow

3 of 16

## Riverfront Place Condominium

Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 4D, 4E, 4F, 4G, 5D, 5E, 5F, 5G, 6D, 6E, 6F, 6G, 7D, 7E, 7F, 7G, 8K, 8L, 8M, 9K, 9L, 9M, 10H, 10J, 11H, 11J, 12H, 12J, PH, 2-3A, 2-3B, 2-3C, 2-3D, 2-3E, 2-3F, 2-3G, 2-4A, 2-4B, 2-4C, 2-4D, 2-4E, 2-4F, 2-4G, 2-5A, 2-5B, 2-5C, 2-5D, 2-5E, 2-5F, 2-5G, 2-6A, 2-6H, 2-6J, 2-6K, 2-6L, 2-7A, 2-7H, 2-7J, 2-7K, 2-7L, 2-8A, 2-8H, 2-8J, 2-8K, 2-8L, 2-9M/N, 2-9P, 2-9Q, 2-10M/N, 2-10P, 2-10Q, 2-11M/N, 2-11P, 2-11Q, 2-12R, 2-12S, 2-13R, 2-13S, and 2-PH, together with their respective individual allocated interests in the common elements, all as created by that certain Declaration and Master Deed of Riverfront Place Condominium Property Regime recorded with the Douglas County Register of Deeds on October 4, 2006 as Instrument No. 2006114433, as amended by that certain First Amendment to Declaration and Master Deed of Riverfront Place Condominium Property Regime recorded with the Douglas County Register of Deeds on February 18, 2011 as Instrument No. 2011017013.

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