

AMENDMENT TO  
AMENDED MASTER DEED AND DECLARATION  
OF SHADOW RUN CONDOMINIUM PROPERTY REGIME

THIS AMENDMENT TO THE AMENDED MASTER DEED AND DECLARATION OF SHADOW RUN CONDOMINIUM PROPERTY REGIME made this 11 day of July, 1985, by MEDALLION HOMES, INC., a Nebraska corporation (herein called "Declarant"), for itself, its successors, grantees and assigns.

W I T N E S S E T H:

1. Purpose. The purpose of this Amendment to Amended Master Deed and Declaration of Shadow Run Condominium Property Regime is to add the land of Phase III as provided in Section X, Special Declarant Rights, of the Amended Master Deed and Declaration of Shadow Run Condominium Property Regime, subsection (d), and to add the following units, namely:

703 No. 129th Plaza	3-C4-1
705 No. 129th Plaza	3-B1-4
707 No. 129th Plaza	3-B-4
709 No. 129th Plaza	3-E-1
12830 Burt Court	3-F-1
12832 Burt Court	3-F-2
12834 Burt Court	3-F-3
12836 Burt Court	3-F-4
12838 Burt Court	3-F-5
12840 Burt Court	3-F-6
12842 Burt Court	3-F-7

and the common elements and limited common elements thereby created to the condominium form of ownership and use in the manner provided in Sec. 76-825 through 76-894, R.R.S. Neb. (herein called "Uniform Condominium Act"), and to amend Sections II, III(d), IV and VI of that certain Amended Master Deed and Declaration recorded in Book 1743, Page 625 in the Office of the Register of Deeds of Douglas County, Nebraska on November 15, 1984, to include therein, pursuant to Section X(d) thereof the property above described.

2. Amendments. The following paragraphs of said Amended Master Deed and Declaration are amended to read as follows:

II. DESCRIPTION OF PROPERTY

The lands owned by the Declarant which are hereby submitted to the condominium regime are described as follows:

Phase I - See Exhibit "A-1" attached hereto and by this reference incorporated herein.

Phase II - See Exhibit "A-2" attached hereto and by this reference incorporated herein.

Phase III - See Exhibit "A-3" attached hereto and by this reference incorporated herein.

III. DEFINITIONS

(d) "Limited Common Elements" shall include: all patios, decks or garage drives delineated as appurtenant to each unit, as shown on Exhibits C-1, C-2 and C-3, attached hereto and by this reference incorporated herein.

IV. BOUNDARIES AND UNITS

The Shadow Run Condominium Property Regime, the site plan of which is attached as Exhibit C-4 and by this reference incorporated herein, shall consist of three phases with a total of 11 buildings. The buildings will contain a total of 29 units which may only be used for residential purposes. The condominium includes, or will include, automobile garages, off-street parking area, lawns, gardens and landscaping. The total ground floor area of all buildings (including garages) aggregates 42,747 square feet and the total land area aggregates 172,176 square feet. Said buildings and improvements together with their location on the land, dimensions, boundaries of each unit, identifying number and limited common area, any easements, etc., are more particularly described under the appropriate phase as described below and by the respective building plans which are attached hereto as Exhibits C-1, C-2 and C-3, and incorporated herein by this reference.

Phase I - This portion of the condominium will consist of a total of five (5) buildings, consisting of 11 units as described on Exhibit C-1 attached hereto (D-1-B, D-2-D, D-2-E, D-1-C, D-2-A, D-2-B, D-2-C, D-1-A, C-A, B-2-A and B-1-A units), and situated as follows: Four duplex buildings, each consisting of two D units; and One tri-plex building consisting of two B type units and one C type unit. The total ground floor area of Phase I buildings aggregates 17,569 square feet and the total land area aggregates 54,520 square feet. Said buildings and improvements are further described in Exhibit C-1.

Phase II - This portion of the condominium will consist of a total of two (2) buildings, consisting of 7 units as described on Exhibit C-2 attached hereto (2-C-2, 2-B1-3, 2-B-3, 2-A-2, 2-B1-2, 2-B-2 and 2-A-1 units), and situated as follows: One four-plex building consisting of one C type unit, two B type units and one A type unit and one tri-plex building consisting of two B type units and one A type unit. The total ground floor area of Phase II buildings aggregates 8,161 square feet and the total land area aggregates 43,364 square feet. Said buildings and improvements are further described in Exhibit C-2.

Phase III - This portion of the condominium will consist of a total of four (4) buildings, consisting of 11 units as described on Exhibit C-3 attached hereto (3-C4-1, 3-B1-4, 3-B-4, 3-E-1, 3-F-1, 3-F-2, 3-F-3, 3-F-4, 3-F-5, 3-F-6, 3-F-7 units), and situated as follows: One four-plex building consisting of two B type units, one E type unit and one C type unit; two duplex buildings consisting of two F type units each and one tri-plex building consisting of three F type units. The total ground floor area of Phase III buildings aggregates 17,017 square feet and the total land area aggregates 74,292 square feet. Said buildings and improvements are further described in Exhibit C-3.

VI. ALLOCATED INTERESTS

The total basic value of the entire condominium regime is Two Million, Seven Hundred Sixty-Four Thousand Two Hundred Twenty and no/100 Dollars (\$2,764,220.00), and the total basic square footage of living space in the condominium regime (excluding garages) is 45,714 square feet. The basic square footage of each unit, excluding garage, together with its street address, the type of unit, the percentage which each unit shall share in the expenses and the rights in the common elements and the number of votes incident to ownership of such unit, are all set forth in Exhibits D-1, D-2 and D-3, attached hereto and by this reference incorporated herein.

All other terms and conditions contained in the Amended Master Deed and Declaration of Shadow Run Condominium Property Regime above described shall remain in full force and effect and all Special Declarant Rights, pursuant to Section X of that Amended Master Deed and Declaration of the Shadow Run Condominium Property Regime, are reserved.

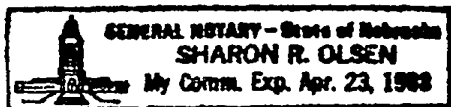
DECLARANT:

By William F. Harris  
William F. Harris, President

STATE OF NEBRASKA )  
  )  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 11 day of July, 1985, by William F. Harris, President of Medallion Homes, Inc.

Sharon R. Olsen  
Notary Public



Referring to the Southwest corner of Lot 232 Candlewood Addition, thence S89°46'50"E a distance of 109.03' along the South line of said Lot 232; thence N0°13'10"E a distance of 71.49' to South edge of access road; thence N29°27'29"E a distance of 22.3' to North edge of access road and point of beginning:

Thence N29°27'29"E a distance of 99.14';

Thence N60°32'31"W a distance of 35.92';

Thence N00°13'16"E a distance of 90.0';

Thence N11°48'38"W a distance of 52.86' to South edge of access road;

Thence Northeast in a curve to the left of radius 111.34' a distance of 64.36'

Thence continuing Northeasterly in a curve to the left of radius 111.34' a further distance of 27.81' to point of tangency;

Thence N27°57'22"E a distance of 41.74' to point of curve;

Thence in a curve to the right a radius 47.57' a distance of 23.47';

Thence N56°13'16"E a distance of 2.50' to the point of intersection of the South edge of access road with the West line of Burt Street;

Thence S33°46'44"E along said South line and Westerly line of Burt a distance of 141.82';

Thence continuing S33°46'44"E along the Southwesterly line of said Burt Street a further distance of 14.66' to point of curve;

Thence Southeasterly in a curve to the left of radius 438.75' a distance of 68.63' to intersection of Southwesterly line of Burt with Northerly line of access road;

Thence S41°05'50"W along said North line of access road a distance of 70.93';

Thence continuing S41°05'50"W a distance of 16.07' to point of curve;

Thence in a curve to the left and Southwesterly with a radius of 68.52' a distance of 38.91 to point of tangency;

Thence S08°33'19.1"W a distance of 34.44';

Thence continuing S08°33'19.1"W a further distance along North edge of road of 29.77';

Thence Southwesterly in a curve to the right of 48.05' radius for 81.39';

Thence N74°23'28"W along North edge of access road a distance of 104.82' to the point of beginning containing 1.2516 acres more or less.

Legal Description - Phase II

That part of Lot 232, Candlewood, an addition as surveyed, platted and recorded, Douglas County, Nebraska, more particularly described as follows: Beginning at a point on the West line of said Lot 232 that is 212.0 feet North from the Southwest corner of said Lot 232; thence North  $00^{\circ}13'17''$  East (an assumed bearing) for 447.99 feet to the Northwest corner of said Lot 232; thence Easterly along the Northerly line of said Lot 232 and along a 100.0-foot radius curve to the left (having a chord bearing South  $69^{\circ}32'21''$  East for 127.92 feet) for an arc distance of 138.79 feet; thence South  $33^{\circ}46'48''$  East for 178.34 feet along the Easterly line of said Lot 232; thence in a Westerly and Southerly direction along a tract of land described in Book 1672, Page 647, as recorded in the office of the Douglas County Register of Deeds for the following eleven consecutive courses: South  $56^{\circ}13'11''$  West for 2.50 feet; thence Southwesterly along a 71.57-foot radius curve to the left (having a chord bearing South  $42^{\circ}05'14''$  West for 34.95 feet) for 35.31 feet; thence South  $27^{\circ}57'22''$  West for 41.74 feet; thence Southwesterly along an 87.34-foot radius curve to the right (having a chord bearing South  $59^{\circ}05'13''$  West for 90.31 feet) for an arc distance of 94.91 feet; thence North  $89^{\circ}46'44''$  West for 27.50 feet; thence North  $44^{\circ}46'42''$  West for 18.38 feet; thence North  $00^{\circ}13'16''$  East for 19.0 feet; thence North  $89^{\circ}46'44''$  West for 44.0 feet; thence South  $00^{\circ}13'16''$  West for 92.0 feet; thence North  $89^{\circ}46'46''$  West for 6.0 feet; thence South  $00^{\circ}13'16''$  West for 85.0 feet; thence leaving said legal description North  $89^{\circ}46'42''$  West for 7.01 feet to the Point of Beginning.

THE SCHEMMER ASSOCIATES INC.  
ARCHITECTS-ENGINEERS-PLANNERS  
10830 OLD MILL ROAD  
OMAHA, NEBRASKA 68154

Job No. 481B

Legal Description - Phase III

That part of Lot 232, Candlewood, an addition as surveyed, platted and recorded, Douglas County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Lot 232; thence North  $00^{\circ}13'16''$  East (an assumed bearing) for 212.0 feet along the West line of said Lot 232; thence South  $89^{\circ}46'44''$  East for 13.01 feet; thence Easterly along a tract of land described in Book 1672, Page 647, as recorded in the office of the Douglas County Register of Deeds for the following five consecutive courses: South  $00^{\circ}13'16''$  West for 42.00 feet; thence Southeasterly along a 121.81-foot radius curve to the left (having a chord bearing South  $12^{\circ}24'27''$  East for 53.27 feet) for an arc distance of 53.70 feet; thence North  $64^{\circ}57'47''$  East for 20.0 feet; thence Southeasterly along a 101.81-foot radius curve to the left (having a chord bearing South  $49^{\circ}32'22''$  East for 84.45 feet) for an arc distance of 87.08 feet; thence South  $74^{\circ}02'31''$  East for 1.90 feet; thence leaving said description and following along the Southeasterly line of a tract of land known as Phase I, Shadow Run, for the following consecutive courses: North  $29^{\circ}27'29''$  East for 22.30 feet; thence South  $74^{\circ}23'28''$  East for 104.82 feet; thence along a 48.05-foot radius curve to the left (having a chord bearing North  $57^{\circ}05'00''$  East for 72.00 feet) for an arc distance of 81.39 feet; thence North  $08^{\circ}33'19''$  East for 64.21 feet; thence Northeasterly along a 68.52-foot radius curve to the right (having a chord bearing North  $24^{\circ}49'24''$  East for 38.39 feet) for an arc distance of 38.91 feet; thence North  $41^{\circ}05'50''$  East for 85.46 feet to a point on the Easterly line of said Lot 232; thence Southeasterly along the Easterly line of said Lot 232 and a 438.75-foot radius curve to the left (having a chord bearing South  $59^{\circ}36'46''$  East for 256.74 feet) for an arc distance of 260.55 feet to the Northwest corner of Lot 233; thence South  $13^{\circ}22'08''$  West for 140.19 feet along the East line of said Lot 232 to the Southeast corner of said Lot 232; thence North  $89^{\circ}46'55''$  West for 552.57 feet along the South line of said Lot 232 to the Point of Beginning.

THE SCHEMMER ASSOCIATES INC.  
 ARCHITECTS-ENGINEERS-PLANNERS  
 10830 OLD MILL ROAD  
 OMAHA, NEBRASKA 68154

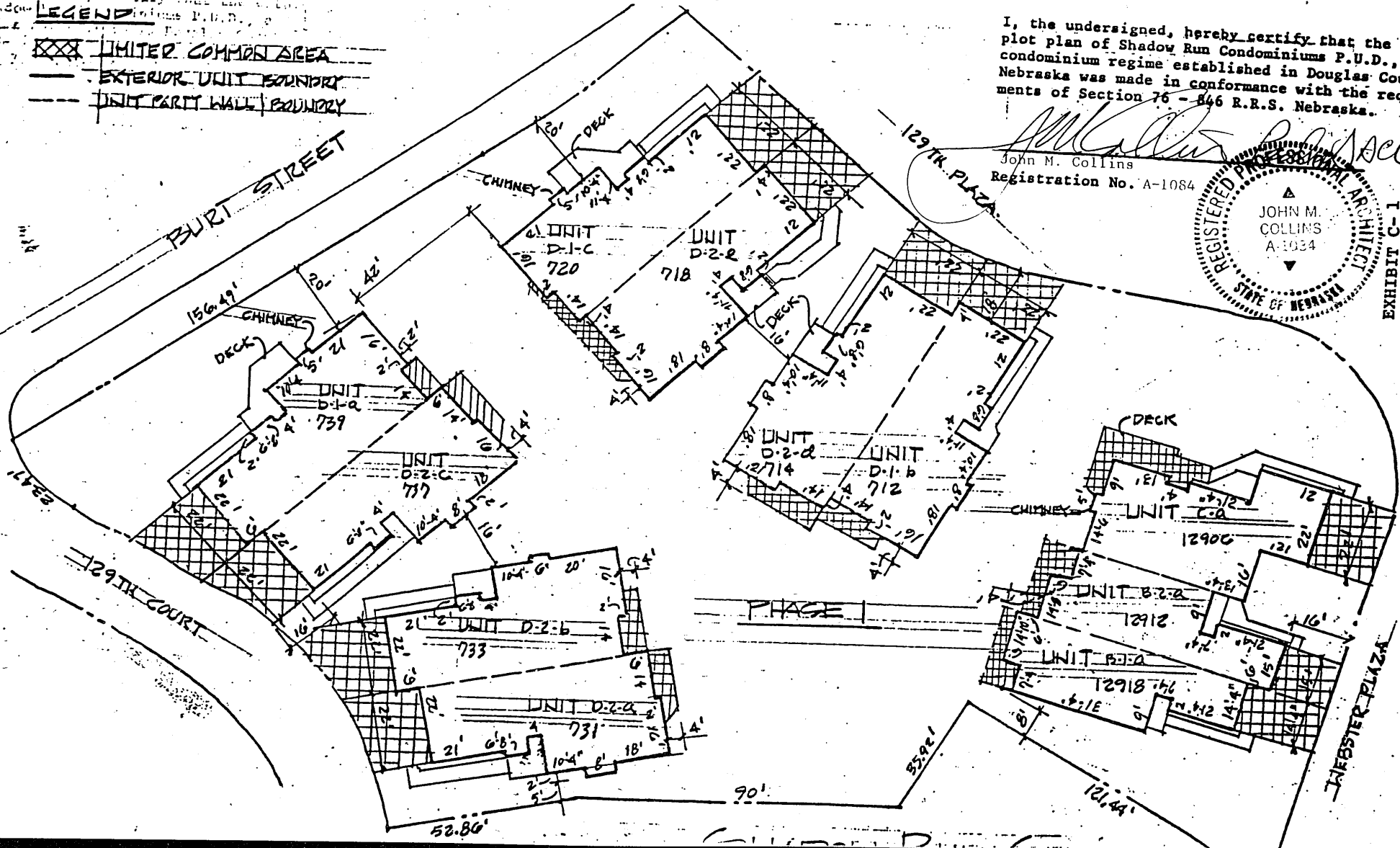
Job No. 481B

**LEGEND**

XXXXX UNITER COMMON AREA

— EXTERIOR UNIT BOUNDARY

- - - UNIT PART WALL BOUNDARY



I, the undersigned, hereby certify that the with plot plan of Shadow Run Condominiums P.U.D., a condominium regime established in Douglas County, Nebraska was made in conformance with the requirements of Section 76 - 846 R.R.S. Nebraska.

*John M. Collins*  
 John M. Collins  
 Registration No. A-1084

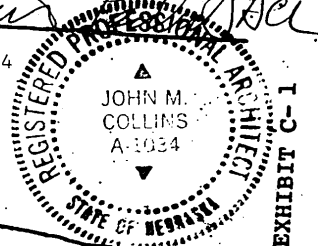
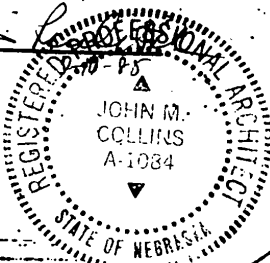


EXHIBIT C-1

I, the undersigned, hereby certify that the within plot plan of Shadow Run Condominiums P.U.D., a condominium regime established in Douglas County, Nebraska was made in conformance with the requirements of Section 76 - 846 R.R.S. Nebraska.

John M. Collins  
Registration No. A-1084



BOOK 744 PAGE 515

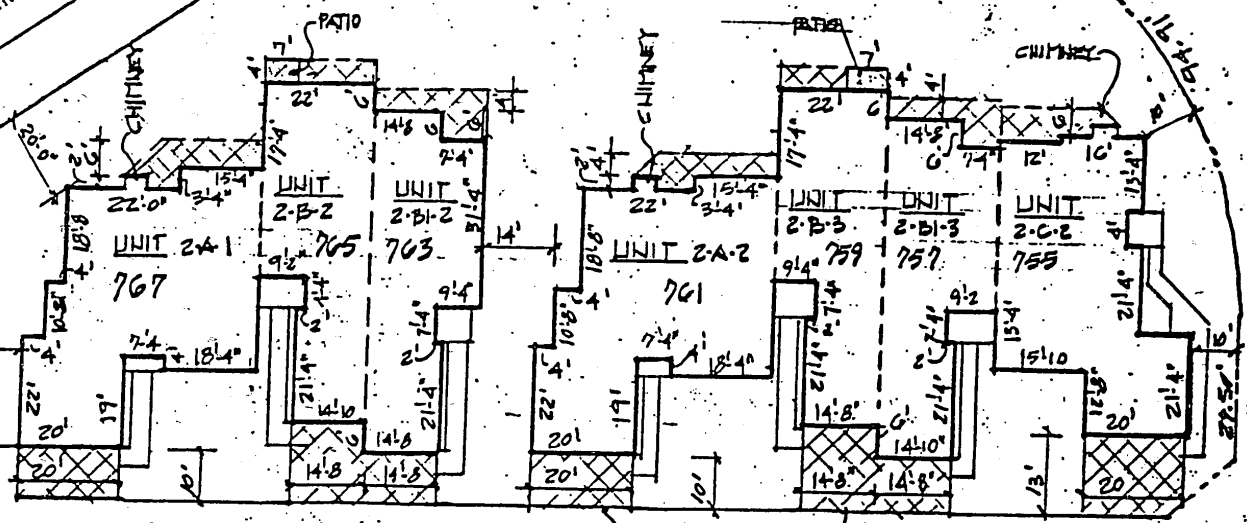
**LEGEND**

- XXXX LIMITED COMMON AREA
- EXTERIOR UNIT BOUNDARY
- - - UNIT PARTY WALL BOUNDARY

BURT STREET  
128.14'

PHASE 2

129TH COURT  
41.74'



N. 130 PLAZA

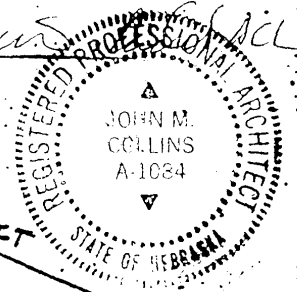
SHADOW RUN CONDOMINIUMS

EXHIBIT C-2



I, the undersigned, hereby certify that the within plot plan of Shadow Run Condominiums P.U.D., a condominium regime established in Douglas County, Nebraska was made in conformance with the requirements of Section 76 - 846 R.R.S. Nebraska.

John M. Collins  
Registration No. A-1084



LEGEND

- XXXX LIMITED COMMON AREA
- EXTERIOR UNIT BOUNDARY
- UNIT PARTY WALL BOUNDARY

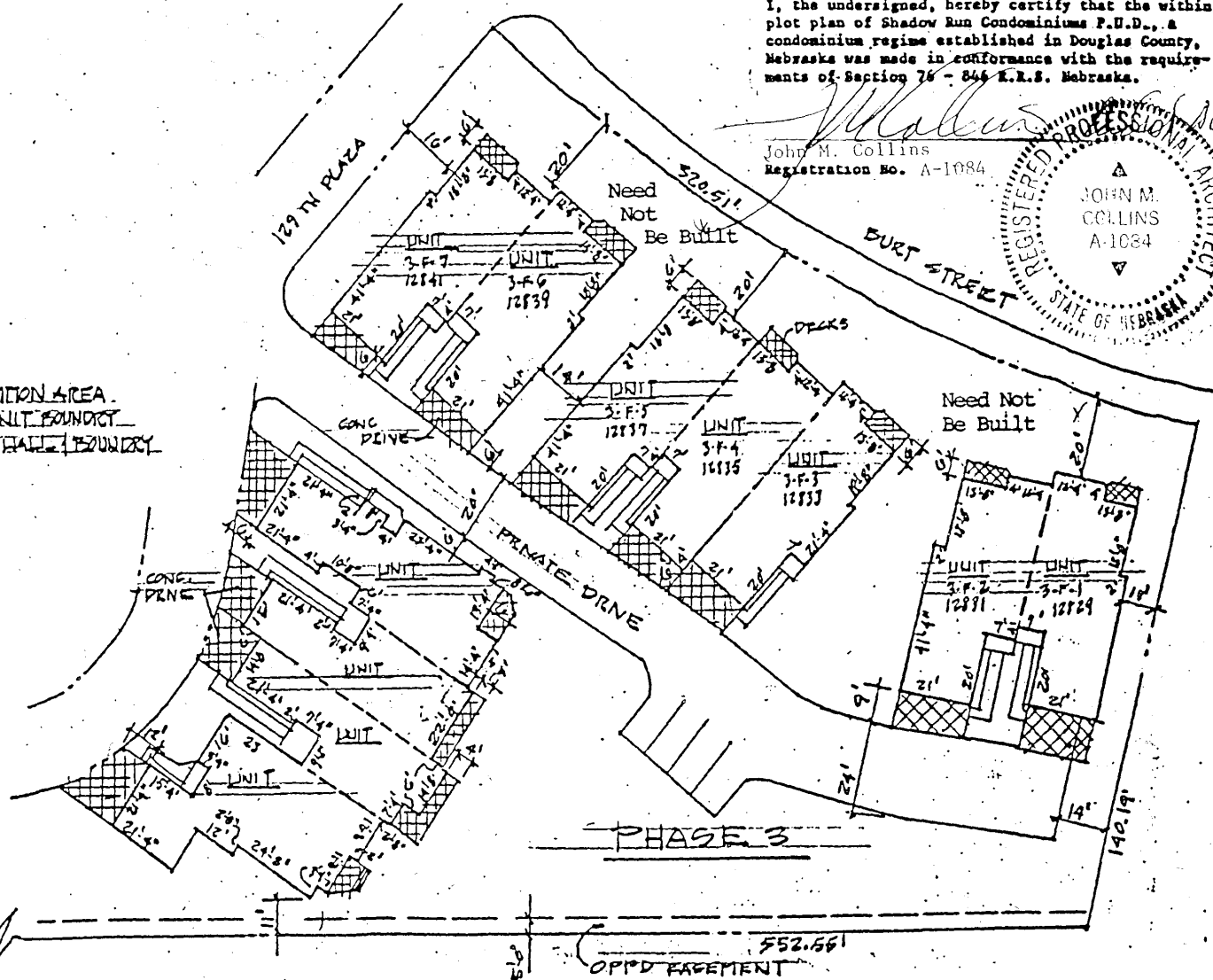
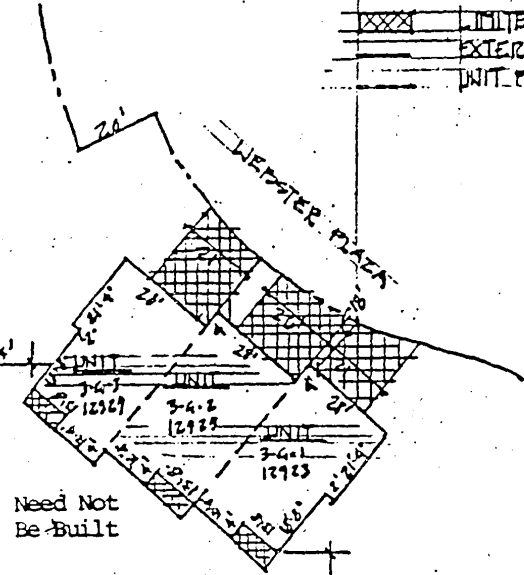
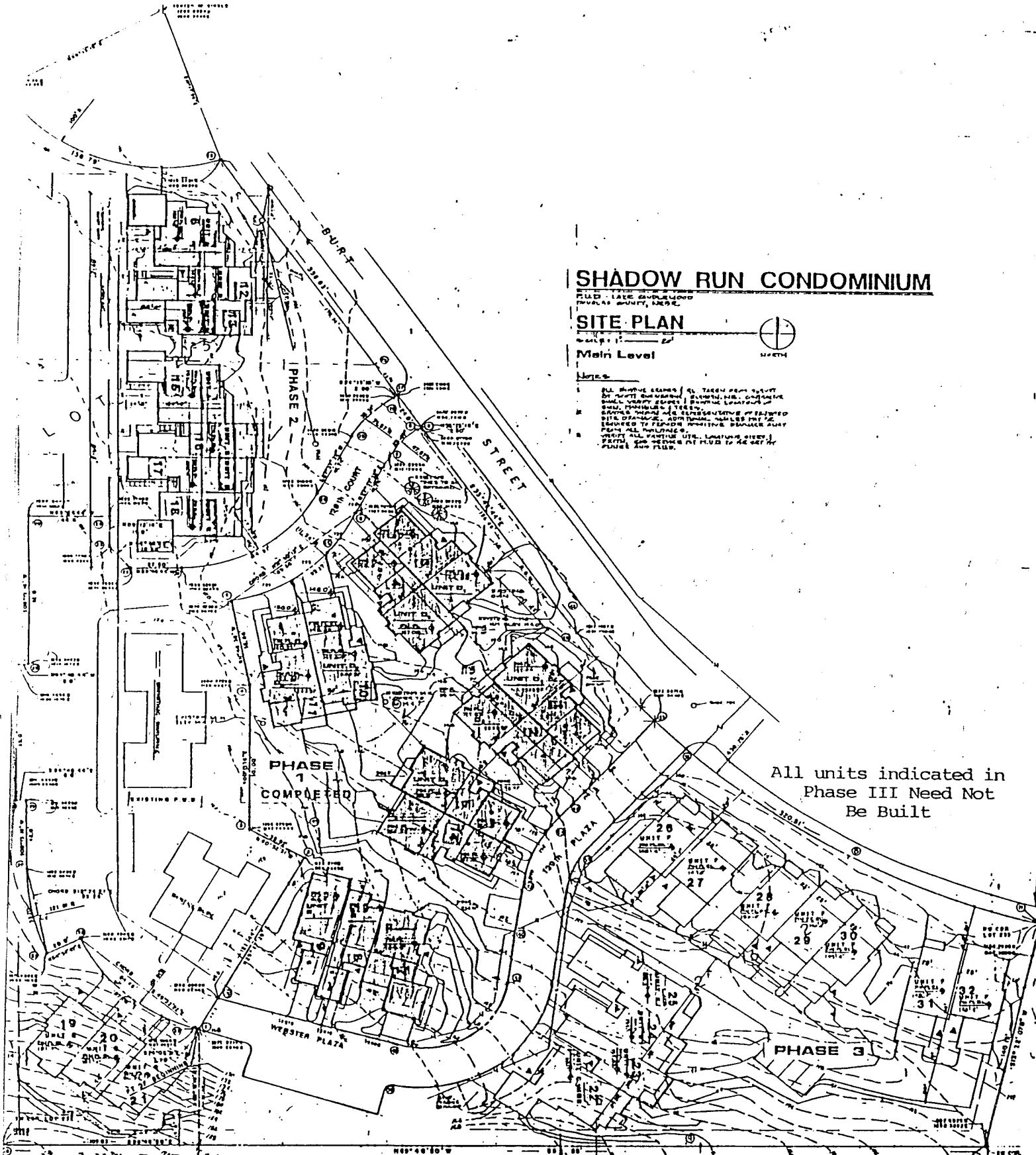


EXHIBIT C-3



# SHADOW RUN CONDOMINIUM

FLUID TAKE SUBDIVISION  
POLYAS. SUBDIV. 1980 E.

## SITE PLAN

Main Level



- Notes:**
- 1. ALL SHOWN STAMPS TO BE TAKEN FROM PLANT BY NORTH SURVEYOR (SOUTH. N.B. CONSTRUCTION SHALL VERIFY STAMPS) BEFORE CONSTRUCTION OF ANY BUILDING OR STRUCTURE.
  - 2. ALL SHOWN STAMPS TO BE TAKEN FROM PLANT BY NORTH SURVEYOR (SOUTH. N.B. CONSTRUCTION SHALL VERIFY STAMPS) BEFORE CONSTRUCTION OF ANY BUILDING OR STRUCTURE.
  - 3. ALL SHOWN STAMPS TO BE TAKEN FROM PLANT BY NORTH SURVEYOR (SOUTH. N.B. CONSTRUCTION SHALL VERIFY STAMPS) BEFORE CONSTRUCTION OF ANY BUILDING OR STRUCTURE.

All units indicated in Phase III Need Not Be Built

Need Not Be Built

 <p><b>Site Plan</b></p> <p>APPROVED BY: _____</p>	<p><b>SHADOW RUN CONDOMINIUM</b>          LAND, DANIEL WOODS, 2124 S. J. 130TH &amp; HUNT          OMAHA, NEBRASKA 68104</p>	<p><b>Architects &amp; Company, Ltd.</b>          3025 South 87th St.          Omaha, Nebraska (402) 491-1343</p>
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SHADOW RUN CONDOMINIUM, DOUGLAS COUNTY, NEBRASKAPHASE I

Each of the units identified below within this exhibit shall have as its limited common element or elements any patio, deck, or other structure affixed or appurtenant to said unit. With respect to the ownership of the common elements of the entire condominium, the owner of each of said units shall own, in addition to said unit, a percentage of the common elements equal to the percent share of expenses set forth for the owner unit. This exhibit is based on a total of twenty-nine (29) units.

The manner in which each unit shall share in the expenses of and rights in the common elements and votes in the Shadow Run Association, Inc. shall be determined and/or re-allocated, as the case may be, by taking the total basic square footage of the living space in the condominium (excluding garages), determining the basic square footage of living space for each unit, excluding garage, and ascertaining therefrom the percentage attributable to each unit.

<u>Address</u>	<u>Type Unit</u>	<u>Basic Sq.</u>		<u>% Shares of Exp.</u>	<u># Votes Incident To Unit</u>
		<u>Ft. of Lvg. Space</u>	<u>Value</u>		
712 N. 129 Plaza	D-1-B ✓	1,320	\$91,220	2.8875	289
714 N. 129 Plaza	D-2-D	1,775	100,850	3.8828	388
718 N. 129 Plaza	D-2-E	1,320	83,500	2.8875	289
720 N. 129 Plaza	D-1-C	1,320	79,500	2.8875	289
731 N. 129 Court	D-2-A	1,320	90,500	2.8875	289
733 N. 129 Court	D-2-B	1,775	103,500	3.8828	388
737 N. 129 Court	D-2-C	1,740	101,000	3.8063	381
739 N. 129 Court	D-1-A ✓	1,330	82,950	2.9094	291
12906 Webster Pl.	C-A	1,225	86,500	2.6797	268
12912 Webster Pl.	B-2-A	1,600	85,500	3.5000	350
12918 Webster Pl.	B-1-A	1,550	88,000	3.3906	339

SHADOW RUN CONDOMINIUM, DOUGLAS COUNTY, NEBRASKAPHASE II

Each of the units identified below within this exhibit shall have as its limited common element or elements any patio, deck, or other structure affixed or appurtenant to said unit. With respect to the ownership of the common elements of the entire condominium, the owner of each of said units shall own, in addition to said unit, a percentage of the common elements equal to the percentage share of expenses set forth for the owner unit. This exhibit is based on a total of twenty-nine (29) units.

The manner in which each unit shall share in the expenses of and rights in the common elements and votes in the Shadow Run Association, Inc. shall be determined and/or re-allocated, as the case may be, by taking the total basic square footage of the living space in the condominium (excluding garages), determining the basic square footage of living space for each unit, excluding garage, and ascertaining therefrom the percentage attributable to each unit.

<u>Address</u>	<u>Type Unit</u>	<u>Basic Sq. Ft. of Lvg. Space</u>	<u>Value</u>	<u>% Shares of Exp.</u>	<u># Votes Incident To Unit</u>
755 N. 130 Plaza	2-C-2 ✓	1,260	\$93,500	2.7563	276
757 N. 130 Plaza	2-B1-3	1,550	89,250	3.3906	339
759 N. 130 Plaza	2-B-3	1,600	90,750	3.5000	350
761 N. 130 Plaza	2-A-2 ✓	1,405	97,000	3.0735	307
763 N. 130 Plaza	2-B1-2	1,550	89,250	3.3906	339
765 N. 130 Plaza	2-B-2 ✓	1,600	90,750	3.5000	350
767 N. 130 Plaza	2-A-1 ✓	1,365	94,500	2.9860	299

SHADOW RUN CONDOMINIUM, DOUGLAS COUNTY, NEBRASKA

PHASE III

Each of the units identified below within this exhibit shall have as its limited common element or elements any patio, deck, or other structure affixed or appurtenant to said unit. With respect to the ownership of the common elements of the entire condominium, the owner of each of said units shall own, in addition to said unit, a percentage of the common elements equal to the percentage share of expenses set forth for the owner unit. This exhibit is based on a total of twenty-nine (29) units.

The manner in which each unit shall share in the expenses of and rights in the common elements and votes in the Shadow Run Association, Inc. shall be determined and/or re-allocated, as the case may be, by taking the total basic square footage of the living space in the condominium (excluding garages), determining the basic square footage of living space for each unit, excluding garage, and ascertaining therefrom the percentage attributable to each unit.

<u>Address</u>	<u>Type Unit</u>	<u>Basic Sq. Ft. of Lvg. Space</u>	<u>Value</u>	<u>% Shares of Exp.</u>	<u># Votes Incident To Unit</u>
703 N. 129 Plaza	3-C4-1	1,320	\$ 91,000	2.8875	289
705 N. 129 Plaza	3-B1-4	1,589	85,750	3.4760	348
707 N. 129 Plaza	3-B-4	1,605	85,950	3.5110	351
709 N. 129 Plaza	3-E-1	1,820	107,500	3.9813	398
12830 Burt Court	3-F-1	1,825	108,000	3.9922	399
12832 Burt Court	3-F-2	1,825	108,000	3.9922	399
12834 Burt Court	3-F-3	1,825	108,000	3.9922	399
12836 Burt Court	3-F-4	1,825	108,000	3.9922	399
12838 Burt Court	3-F-5	1,825	108,000	3.9922	399
12840 Burt Court	3-F-6	1,825	108,000	3.9922	399
12842 Burt Court	3-F-7	1,825	108,000	3.9922	399

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Book 744  
 Page 508  
 of June 9

RECEIVED  
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 REGIS. DIVISION  
 DOUGLAS COUNTY, NEBR.

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