



BK 0828 PG 194



MISC 1987 17285

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

THIS THIRD AMENDMENT TO THE AMENDED MASTER DEED AND  
DECLARATION OF SHADOW RUN CONDOMINIUM PROPERTY REGIME made this  
2nd day of October, 1987, 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 Third Amendment to  
Amended Master Deed and Declaration of Shadow Run Condominium  
Property Regime is to withdraw a portion of the land in Phase III,  
known and described as Portion "H" and indicated on Exhibit "F" as  
attached to and incorporated within the Amended Master Deed and  
Declaration of Shadow Run Condominium Property Regime, as provided  
in Section X of the Amended Master Deed and Declaration of Shadow  
Run Condominium Property Regime, subsection d) (iv).

2. Amendments.

a) The attached Exhibits, Exhibit "A-3", Exhibit "C-3",  
Exhibit "C-4", and Exhibit "F", attached hereto and incorporated  
herein by this reference, shall serve as the applicable Exhibit  
"A-3", Exhibit "C-3", Exhibit "C-4" and Exhibit "F", whenever and  
wherever referred to in the Amended Master Deed and Declaration of  
Shadow Run Condominium Property Regime, dated November 15, 1984,  
the Amendment to the Amended Master Deed and Declaration of Shadow  
Run Condominium Property Regime, dated July 11, 1985, and the  
Second Amendment to Amended Master Deed and Declaration of Shadow  
Run Condominium Property Regime, dated July 19, 1985.

b) Paragraph IV of the Amendment to Amended Master Deed  
and Declaration of Shadow Run Condominium Property Regime shall be  
amended in its fourth paragraph entitled "Phase III" to state as  
follows:

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 54,067 square feet.  
Said buildings and improvements are further  
described in Exhibit C-3.

All other terms and conditions contained in the Amended  
Master Deed and Declaration of Shadow Run Condominium Property  
Regime dated November 15, 1984, and the Amendment to the Amended  
Master Deed and Declaration of Shadow Run Condominium Property  
Regime dated July 11, 1985, and the Second Amendment to the  
Amended Master Deed and Declaration of Shadow Run Condominium  
Property Regime dated July 19, 1985, shall remain in full force

RECEIVED  
1987 OCT -2 PM 4: 10  
GEORGE J. DUGAN  
REGISTER OF DEEDS  
DEPARTMENT OF REVENUE

17285-7-1987

BK 828 N 88-129-1301A C/O FEE 45.00  
PG 194-199 N DEL MK MC  
OF COMP F/B 3519

and effect and all Special Declarant Rights and developmental rights, pursuant to Section X of that Amended Master Deed and Declaration of Shadow Run Condominium Property Regime are reserved.

DATED this 20<sup>th</sup> day of October, 1987.

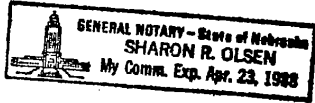
DECLARANT:

William F. Harris  
William F. Harris, President

STATE OF NEBRASKA    )  
                                  ) SS.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me by William F. Harris, this 2 day of October, 1987.

Sharon R. Olsen  
Notary Public



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°13'16" East (an assumed bearing) for 212.0 feet along the West line of said Lot 232; thence South 89°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°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°24'27" East for 53.27 feet) for an arc distance of 53.70 feet; thence North 64°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°32'22" East for 84.45 feet) for an arc distance of 87.08 feet; thence South 74°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°27'29" East for 22.30 feet; thence South 74°23'28" East for 104.82 feet; thence along a 48.05-foot radius curve to the left (having a chord bearing North 57°05'00" East for 72.00 feet) for an arc distance of 81.39 feet; thence North 08°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°49'24" East for 38.39 feet) for an arc distance of 38.91 feet; thence North 41°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°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°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°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

MINUS PORTION "H" AS DESCRIBED BELOW:

Beginning at the SW corner of Lot 232; Thence North 0°13'16"E, along the West line of said Lot 232, a distance of 388.98'; Thence South 89°46'44"E, a distance of 13.01'; Thence South 0°13'16"W, parallel to the West line of said Lot 232, a distance of 92'; Thence North 89°46'44"W, a distance of 6'; Thence South 0°13'16"W, along the rear of existing garages, a distance of 85'; Thence South 89°46'44"E, a distance of 6'; Thence South 0°13'16"W, a distance of 42'; Thence Southeasterly in a curve to the left of 121.81' radius, a distance of 53.69'; Thence North 64°57'47"E, a distance of 20'; Thence Southeasterly in a curve to the left of radius 101.81', a distance of 87.08'; Thence South 73°51'7"E, a distance of 1.87' to the point of beginning of the Bayberry Condominium description; Thence South 73°10'12"E, along the South edge of Access Road, a distance of 110.19'; Thence South 0°13'10"W, a distance of 39.97' to the South line of said Lot 232; Thence North 89°46'50"W, a distance of 214.60' to the point of beginning; containing .4643 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me and under my direct personal supervision and it is a true and correct copy of the original as shown to me and under my direct personal supervision and it is in accordance with the laws of the State of Nebraska.

Address: 1314 1/2 DORT

Legal Description: LOT 232

Order No. 5472

Plot to scale showing tract surveyed with all pertinent points.



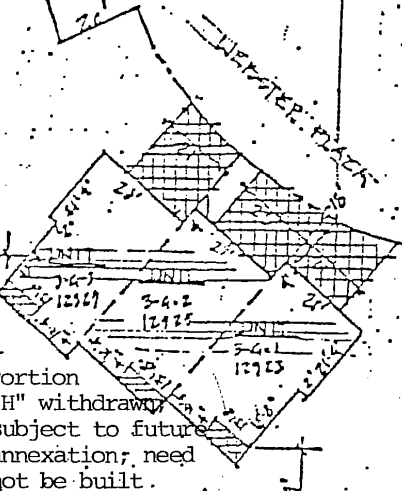
For legal description of Portion "H" only.

I, the undersigned, hereby certify that the within plot plan of Shadow Run Condominium, 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

*William A. Pender*  
Registration No. A-1064

LEGEND

	LIMITED COMMON AREA
	EXTERIOR UNIT FOUNDRY
	UNIT PARTY WALL BOUNDARY



Portion "H" withdrawn subject to future annexation; need not be built.

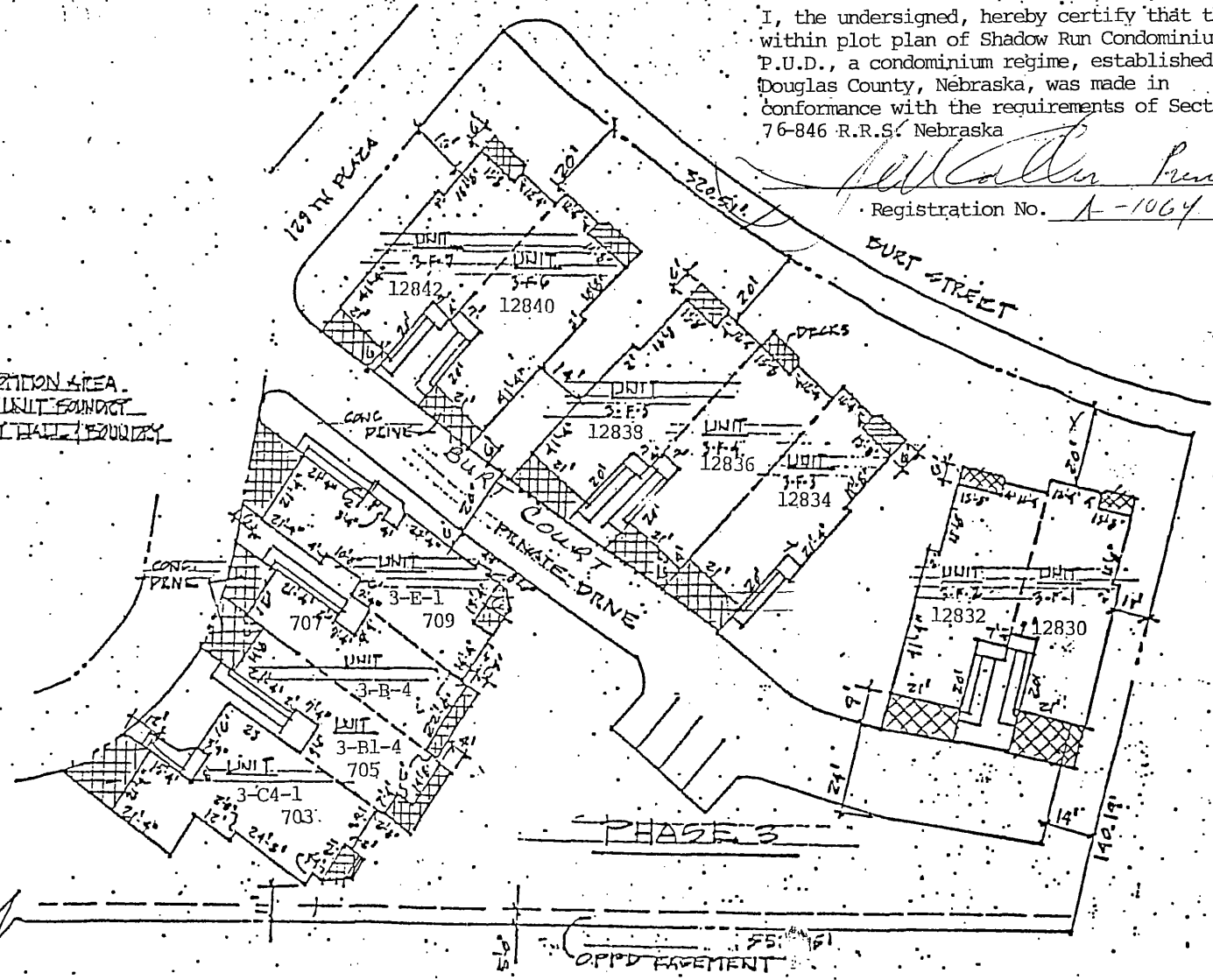
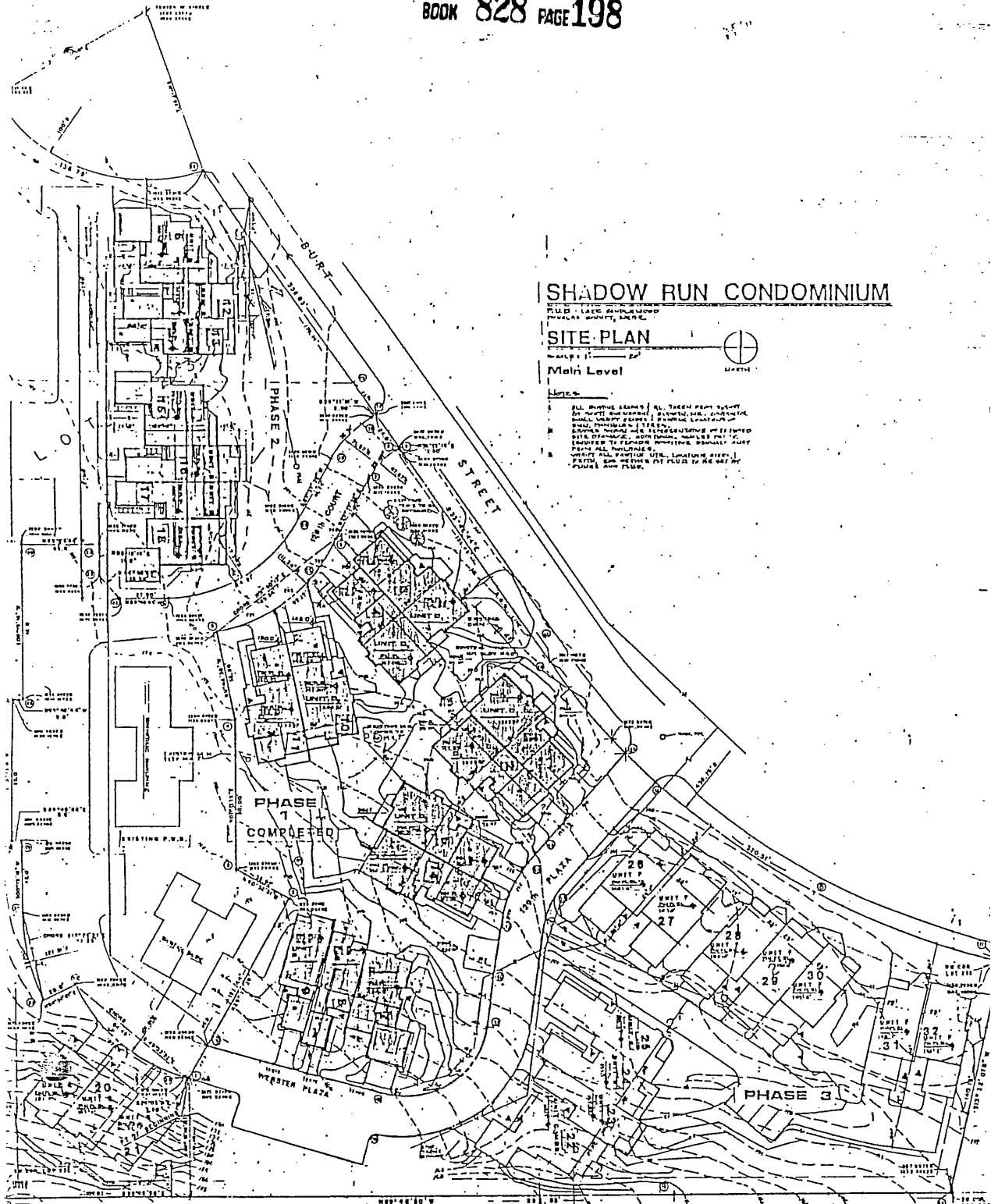


EXHIBIT C-3



**SHADOW RUN CONDOMINIUM**

PLAT - LATE SUBDIVISION  
 PROJECT COURT, L.A.C.C.

**SITE PLAN**

Main Level

- Notes**
- 1. ALL UNIT PLANS SHALL BE TAKEN FROM EXISTING PLANS AND SHALL BE IDENTICAL TO THE EXISTING PLANS.
  - 2. ALL UNITS SHALL BE IDENTICAL TO THE EXISTING UNITS.
  - 3. ALL UNITS SHALL BE IDENTICAL TO THE EXISTING UNITS.
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  - 9. ALL UNITS SHALL BE IDENTICAL TO THE EXISTING UNITS.
  - 10. ALL UNITS SHALL BE IDENTICAL TO THE EXISTING UNITS.

\*Portion "H" - see below

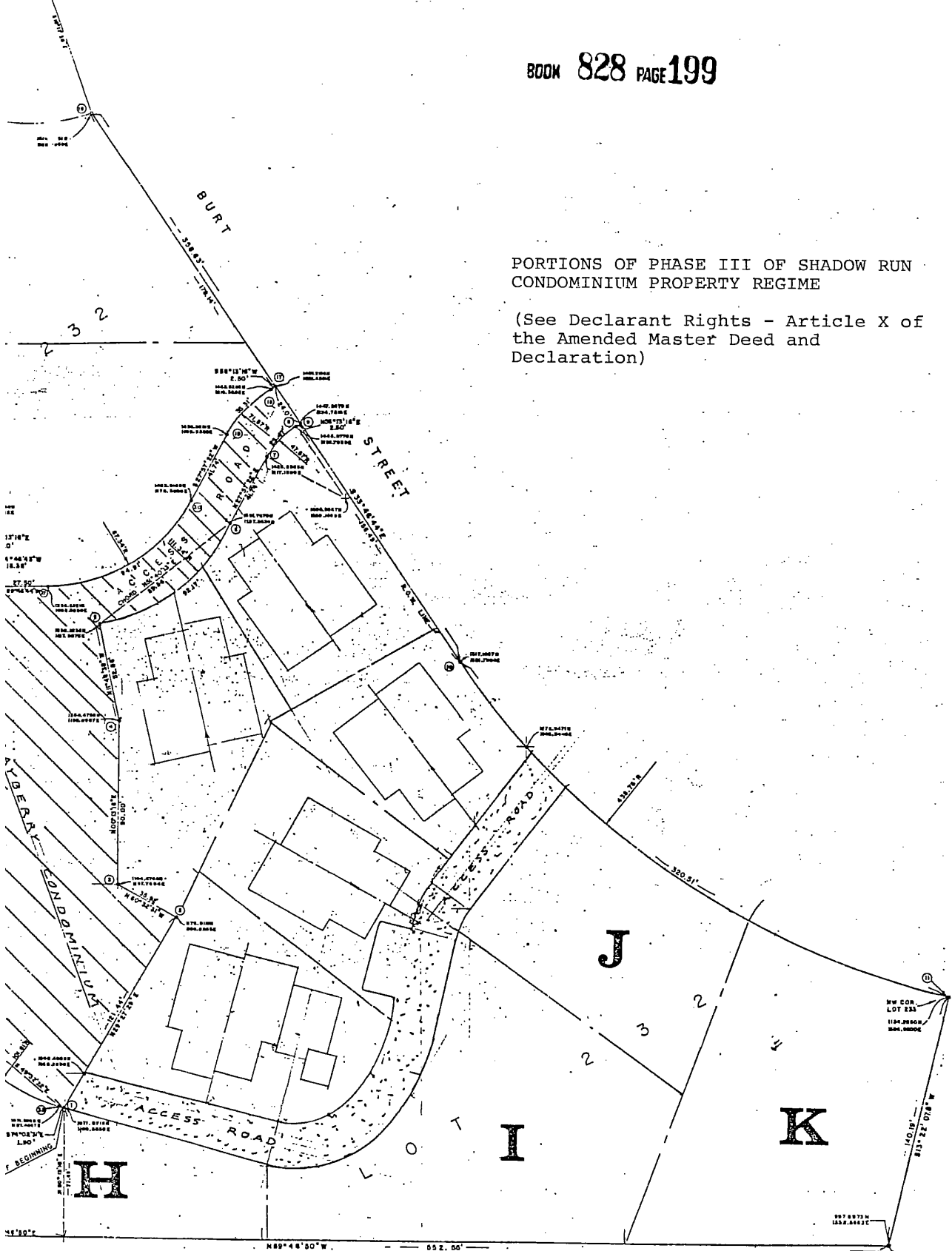
<p>1 Site Plan APPROVED BY:</p>	<p><b>SHADOW RUN CONDOMINIUM</b>                  LAKE SANDYWOOD, AT J. J. 130TH &amp; W. 130TH ST.                  OMAHA, NEBRASKA</p>	<p><b>Architects &amp; Company, Ltd.</b>                  3025 South 87th St.                  Omaha, Nebraska</p>
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\*Portion "H" of Phase III  
 withdrawn; subject to future  
 annexation; need not be built

EXHIBIT "C-4"

PORTIONS OF PHASE III OF SHADOW RUN CONDOMINIUM PROPERTY REGIME

(See Declarant Rights - Article X of the Amended Master Deed and Declaration)



Portion "H" withdrawn;  
subject to future  
annexation