

96-016346

AUG 13 PM 2:17

*Glenn J. [Signature]*  
 REGISTER OF DEEDS

96 6346  
 County *[Signature]*  
 Verify *[Signature]*  
 O.E. *[Signature]*  
 Proof *[Signature]*  
 Fee \$ *49.00*  
 Ck ☒  
 Cash ☐  
 Chg ☐

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**SECOND AMENDMENT TO THE DECLARATION AND  
 MASTER DEED OF TIBURON POINTE CONDOMINIUM  
 PROPERTY REGIME AND BY-LAWS**

This Second Amendment to the Declaration and Master Deed of Tiburon Pointe Condominium Property Regime and By-laws is made on this 13 day of August, 1996, by Tiburon Pointe, L.L.C., a Nebraska limited liability company, as the Declarant of the Tiburon Pointe Condominium Property Regime.

**WITNESSETH:**

WHEREAS, Declarant, pursuant to the special declarant rights reserved under the Declaration, is desirous of converting Units 2, 31, 33, and 37 into Common Elements as defined in the Declaration and the Act.

WHEREAS, the conversion of the foregoing Units will cause a change in the Allocated Interest for each Unit within Tiburon Pointe Condominium Property Regime.

WHEREAS, this Second Amendment to the original Master Deed of Tiburon Pointe Condominium Property Regime and By-laws (the "Declaration") shall be filed of record against the following described real estate, to wit:

Units 1 through 38, inclusive, Tiburon Pointe Condominium Property Regime, a condominium property regime organized and existing under the laws of the State of Nebraska, in Sarpy County, Nebraska.

NOW, THEREFORE, in furtherance thereof, the Declarant hereby adopts, declares, provides as follows:

1. Paragraph 1.20 of the Declaration is hereby amended in its entirety as follows:

1.20 Plat means a drawing prepared by a registered land surveyor or engineer which contains the information required by the provisions of the Act. The Plat attached hereto as Exhibit "B1" is an Amended P.D. Plan which has been approved by the Sarpy County Building Inspector pursuant to the zoning regulations of Sarpy County, Nebraska. Within sixty (60) days after the completion of the last Unit, the Declarant shall file a Second Amended P.D. Plan which shall more particularly describe the Units, Common Elements and Limited Common Elements.

2. The second sentence of Paragraph 2.1 is hereby amended as follows:

The Condominium Project Consists of thirty-four (34) Units located on the Property.

3. The Allocated Interest for each Unit Owner is hereby amended to reflect the change in the percentage interest of ownership in the Common Elements as a result of the conversion of the above-described Units. Accordingly, Exhibit "C" of the Declaration is hereby amended in its entirety by Exhibit "C1" attached hereto and made a part hereof.

16346

96-110346A

IN WITNESS WHEREOF, the Declarant, Tiburon Pointe, L.L.C, has cause these presents to be signed by its authorized Officer, the day and year first above written.

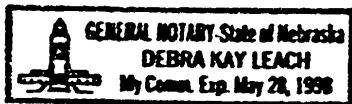
TIBURON POINTE, L.L.C., a Nebraska limited liability company,  
Declarant,

  
Bernard Reeder, Managing Member

STATE OF NEBRASKA )  
                                  )ss.  
COUNTY OF DOUGLAS )

Before me, a notary public, in and for said county and state, personally came Bernard Reeder, Managing Member of Tiburon Pointe, L.L.C., a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

Witness my hand and Notarial Seal this 13<sup>th</sup> day of August 1996.



  
Notary Public

96-10346B

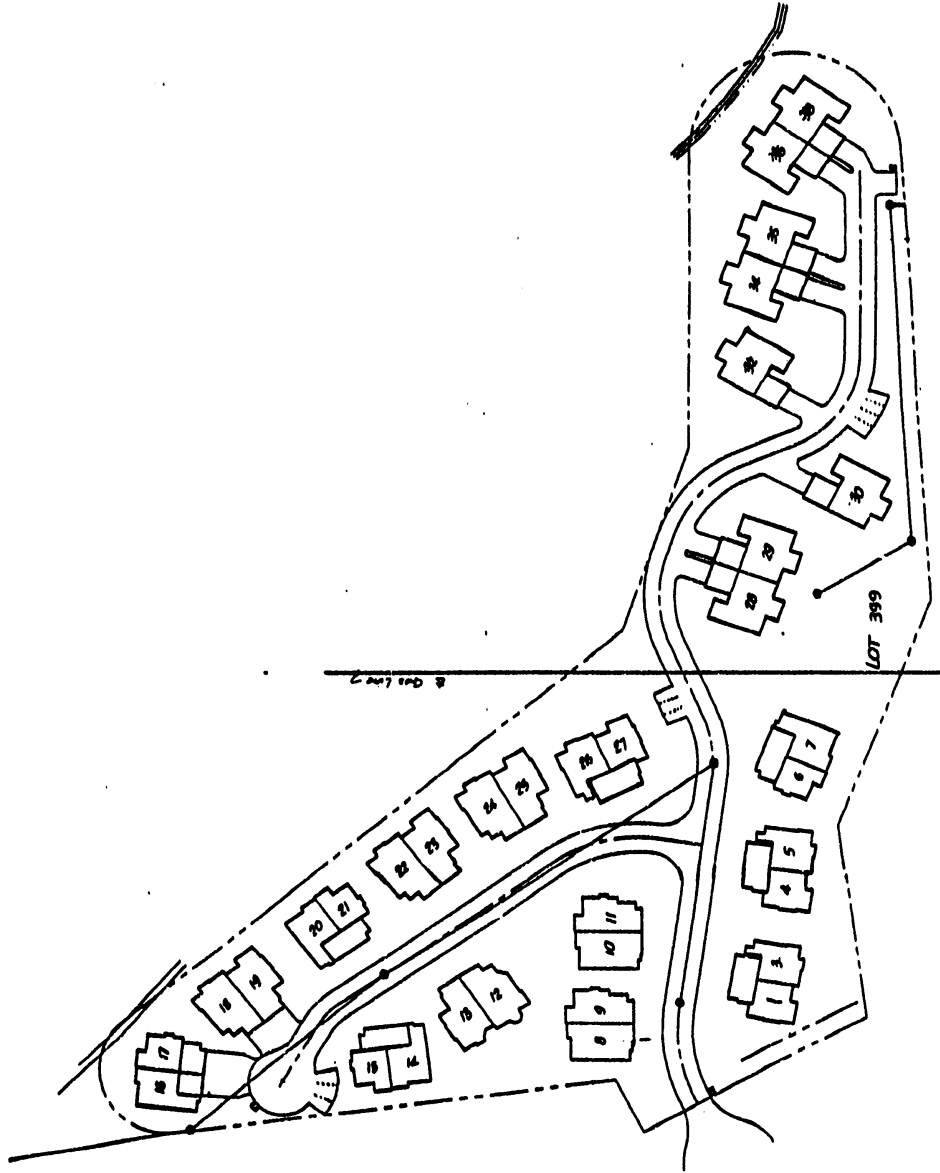


EXHIBIT B.1

APPROVAL OF SAINT CROIX BUILDING INSPECTOR  
I hereby approve this amended plat of  
"Timonium Pointe" this 13 day of August 1996.  
*[Signature]*  
Saint Croix Building Inspector

I hereby approve this amended plat of  
"Timonium Pointe" this 13th day of August,  
1996.  
TIMONIUM POINTE, L.L.C., a Maryland  
limited liability company  
By: *[Signature]*  
Attested Notary, Notary Number

AMENDED TIMONIUM POINTE  
PD PLAN

90-10346C

<u>Unit Number</u>	<u>Allocated Interest in Common Elements</u>
1	2.941%
3	2.941%
4	2.941%
5	2.941%
6	2.941%
7	2.941%
8	2.941%
9	2.941%
10	2.941%
11	2.941%
12	2.941%
13	2.941%
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26	2.941%
27	2.941%
28	2.941%
29	2.941%
30	2.941%
32	2.941%
34	2.941%
35	2.941%
36	2.941%
	<u>100.00%</u>

EXHIBIT C1

Walter Fullenkamp & Son's  
1740 West Center Road  
Orem, Utah 84058