

COUNTER P C.E. JS
VERIFY JS D.E. JS
PROOF a
FEES \$ 26.00
CHECK # 28334 2836
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2010-21289

08/18/2010 11:48:45 AM

Hayl J. Dowling

REGISTER OF DEEDS



Units 1 through 32 Tiburon Pointe Condo Property Regime, Sarpy, County, Nebraska

ALM

ALAN J. MACKIEWICZ
Attorney at Law
2800 S. 110th Court, Suite 1
Omaha, Nebraska 68144-4818

2010-21289 A

**AMENDMENT #11 TO DECLARATION AND MASTER DEED OF TIBURON POINTE
CONDOMINIUM PROPERTY REGIME AND BY-LAWS**

This Amendment made and entered into this 3rd day of ~~January~~ ^{August}, 2010, by approval of Unit Owners in accordance with provisions of these By-Laws, is hereby adopted for the following properties:

Units 1 through 32 Tiburon Pointe Condo Property Regime,
Sarpy County, Nebraska

Amendment #4 is hereby revoked and this Amendment is substituted in lieu thereof.

ARTICLE VII - ASSOCIATION AND BY-LAWS, ASSESSMENTS

7.8 Owner's Personal Obligations for Payment of Expenses. The amount of the Common Expenses assessed by the Association against each Condominium Unit shall be the personal and individual debt of the Owner thereof. No Owner may exempt himself or herself from liability for this contribution towards the Common Expenses by waiver of the use or enjoyment of any of the Common Elements, the real property and improvements owned by the Association or by abandonment of his or her Unit. The Board of Directors shall have the responsibility to take prompt action to collect any unpaid assessments which remain unpaid for more than ten (10) days from the date for payment thereof. In the event of default in the payment of the assessment, the Unit Owner shall be obligated to pay interest at the rate of sixteen percent (16%) per annum, on the amount of the assessment from due date thereof, together with all expenses, including attorney's fees incurred together with such late charge as provided by the By-Laws or Rules and Regulations of the Association. Suit to recover a money judgment for unpaid Common Expenses shall be maintainable without foreclosing the lien nor shall such suit be construed to be a waiver of the lien.

Barbara A. Wagner
Barbara A. Wagner, President

8-3-10
Date

Alan L. Haney
Alan L. Haney, Director

8-3-2010
Date

