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KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

Karen A. Madsen

REGISTER OF DEEDS

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF
BARONAGE TOWNHOUSE CONDOMINIUMS

The following Amendment adopted on the 26 day of March, 2008, by all members of the condominium as defined within the Declaration of Condominium, hereby states that this Amendment shall be effective immediately upon execution and filing with the Washington County, Nebraska Register of Deeds.

The owners hereby set forth the following as a complete First Amendment to the Declaration of Condominium originally filed on March 15, 1991, in Book 191 at Pages 631-645 in the Register of Deeds office.

Definitions of terms used herein are as follows:

Condominium Lender means any lender mortgagee, deed of trust, beneficiary, and/or guarantor on any condominium unit.

Each owner or any officer of the Condominium Association shall notify any condominium lender of any mortgage on any unit in the condominium project in a timely written notice of any condemnation or casualty loss effecting a material portion of the project or any unit securing the condominium lender's mortgage; and shall also send a notice of any sixty day delinquency in the payment of assessments or charges owed by the owner of any unit on which the condominium lender holds a mortgage or deed of trust and notice of any lapsed, or cancellation of all or a material modification of any insurance policy maintained by the association on the project; and further, notice of any proposed action that requires a consent of a specified percentage of condominium lenders of any units on the condominium project.

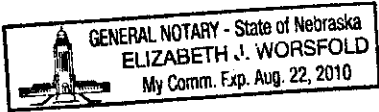
All owners of any unit shall assist and assure the association has on file a current list of all condominium lenders holding a security interest in any unit in the project.

Any condominium lender who obtains title to a condominium unit pursuant to remedies contained within the mortgage or deed of trust documents for foreclosure will not be liable for more than six months of the respective unit's unpaid regularly budgeted dues or charges accrued before acquisition of the title to the unit by the respective condominium lender. If the Condominium Association's lien priority includes costs of collecting unpaid dues, the condominium lender shall be liable for any fees or costs related to the collection of the unpaid dues in the same portion as the unit would have paid had there not been a foreclosure.

Recorded /
General /
Numerical /
Photostat /
Proofed /
Scanned /

STATE OF NEBRASKA)
) ss.
COUNTY OF WASHINGTON)

On this 25 day of March, 2008, before me the undersigned notary public, personally came Gary D. Finn, known to me personally or who produced satisfactory evidence of identification to me to be the same person who signed the foregoing document; and he, having been first duly sworn, subscribed his signature and declared his signature to be his voluntary act and deed.



Elizabeth J. Worsfold

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WASHINGTON)

On this 27 day of March, 2008, before me the undersigned notary public, personally came Gwen Aten, known to me personally or who produced satisfactory evidence of identification to me to be the same person who signed the foregoing document; and she, having been first duly sworn, subscribed her signature and declared her signature to be his voluntary act and deed.



Nile K. Johnson

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WASHINGTON)

On this 29 day of April, 2008, before me the undersigned notary public, personally came Claire Geesman, known to me personally or who produced satisfactory evidence of identification to me to be the same person who signed the foregoing document; and she, having been first duly sworn, subscribed her signature and declared her signature to be his voluntary act and deed.



Nile K. Johnson

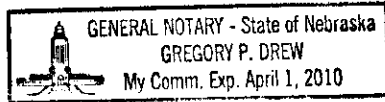
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF WASHINGTON)

On this 2 day of April, 2008, before me the undersigned notary public, personally came Joan E. Kelley, known to me personally or who produced satisfactory evidence of identification to me to be the same person who signed the foregoing document; and she, having been first duly sworn, subscribed her signature and declared her signature to be her voluntary act and deed.



Notary Public



Legal description as referenced herein is described as:
Tax Lots 84 and 98 in Section 2, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska