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

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REGISTER OF DEEDS

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF BARONAGE TOWNHOUSE CONDOMINIUMS

The following Amendment adopted on the Loday 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.

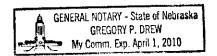
	hereby adopt this First Amendment to the Declaration
of Condominium of Baronage Tov	wnhouse Condominiums on the date first abovesaid.
11) mg Hustle	Ludia Hunt
William Hunt Jr.	Lydia Hunt
Mally Sulfa	
Wally Jachn	
Gary D. Finn	
Staine Deeramon	Dwen ten
Claire Geesaman	Gwen Aten
	APPROVED AS TO FORM AND CONTENT By: S S S S S S S S S S S S S
	Joan E. Kelley
STATE OF NEBRASKA	<i>"</i>)
) ss.
COUNTY OF WASHINGTON)
On this <u>27</u> day of <u>Mare</u>	
* · · · · · · · · · · · · · · · · · · ·	Hunt, Jr. and Lydia Hunt, known to me
	factory evidence of identification to me to be the
	going document, and they, having been first duly
-	s and declared their signatures to be their
voluntary act and deed.	- 2 / 2. Khow
GENERAL NOTARY - State of Nebraska NILE K. JOHNSON My Comm. Exp. June 21, 2008	Notary Public
STATE OF NEBRASKA)
) ss.
COUNTY OF WASHINGTON)
On this 27 day of This	2008, before me the undersigned notary
public, personally came Wally Jac	ehn known to me personally
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<u>-</u>	document; and they, having been first duly
	s and declared their signatures to be their
voluntary act and deed.	
GENERAL NOTARY - State of Nebraska	- I fell thuro
NILE K. JOHNSON My Comm. Exp. June 21, 2008	Notary Public /

STATE OF NEBRASKA)
) ss.
COUNTY OF WASHINGTON)
	,
On this 25 day of March	, 2008, before me the undersigned notary public,
	nown to me personally or who produced
	ation to me to be the same person who signed the
	ing been first duly sworn, subscribed his signature
and declared his signature to be h	nis voluntary act and deed.
GENERAL NOTARY - State of Nebraska	11. 1.11.21 126
IN CITABETH J. WORSPOLD	Elisalyth & Word told
My Comm. Exp. Aug. 22, 2010	Notary Public
	Tropally Tublic y
STATE OF NEBRASKA)
) ss.
COUNTY OF WASHINGTON) 55.
COUNTY OF WASHINGTON)
	, 2008, before me the undersigned notary public,
personally came Gwen Aten, kno	wn to me personally or who produced
satisfactory evidence of identification	ation to me to be the same person who signed the
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	ving been first duly sworn, subscribed her ure to be his voluntary act and deed
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STATE OF NEBRASKA)
COUNTY OF WASHINGTON) ss.)

On this 2 day of 1,2008, 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