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Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
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**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS,  
 CONDITIONS, AND RESTRICTIONS OF CATTAIL CREEK TOWNHOMES**

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CATTAIL CREEK TOWNHOMES (the "Second Amendment") is made on the date hereinafter set forth by Celebrity Homes, Inc., a Nebraska corporation, f/k/a Celebrity Townhomes, Inc. (the "Declarant").

**RECITALS**

**WHEREAS**, on or about January 30, 2002, a document entitled Declaration of Covenants, Conditions, and Restrictions of Cattail Creek Townhomes (hereinafter the "Original Declaration") for Lots 329 through 430, inclusive, CATTAIL CREEK, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, was recorded by Celebrity Townhomes, L.L.C., s/k/a Celebrity Townhomes, Inc., Declarant, in the office of the Register of Deeds of Douglas County, Nebraska as Miscellaneous Book 1421 Page 365.

**WHEREAS**, Article XI, Section 3, of the Original Declaration provides that the covenants and restrictions of the Original Declaration may be amended by Declarant for a period of 20 years from the date the Original Declaration is recorded; and

**WHEREAS**, Declarant desires to amend the Original Declaration upon the terms and conditions stated herein.

**NOW, THEREFORE**, Declarant hereby declares that the Original Declaration should be and hereby is amended in the following manner:

1. By adding thereto and adding in its place and stead the following as Article III, Section 11:

Section 11. Special Assessments for Capital Improvements and Extraordinary Expenses. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, or to account for the

RETURN TO:  
 THOMPSON LAW OFFICE  
 13906 GOLD CIR STE 201  
 OMAHA, NE 68144

[Handwritten initials]

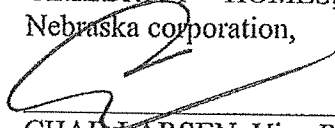
expenditure of any extraordinary and unanticipated expense of the Association, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

- 2. Except as specifically amended herein, the Original Declaration shall remain in full force and effect as originally executed with any amendments to date. The covenants and restrictions of this Second Amendment shall run with and bind the land described herein and shall have the same legal effect as the Original Declaration.

Dated this 3<sup>rd</sup> day of FEBRUARY, 2011.

CELEBRITY HOMES, INC., a  
Nebraska corporation,

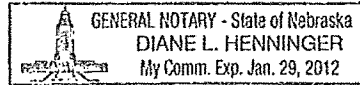
By:

  
CHAD LARSEN, Vice-President

STATE OF NEBRASKA    )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

On this 3<sup>rd</sup> day of February, 2011, the foregoing instrument was acknowledged before me, a Notary Public, by Chad Larsen, Vice-President of Celebrity Homes, Inc., a Nebraska corporation, acting on behalf of said corporation.

  
NOTARY PUBLIC



AMENDMENT TO BYLAWS  
OF  
CATTAIL CREEK  
TOWNHOME OWNERS ASSOCIATION

The Board of Directors of the Cattail Creek Townhome Owners Association, Inc., at a duly called meeting with a quorum present, hereby amends the Association's Bylaws at Article VIII, Officers and Their Duties, Section 7, Multiple Offices to state:

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. The offices of vice president and secretary may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Dated this 16 day of MARCH 2016.

Mike McMorro

President

Marvin Beckstrom

Vice President

Lynda Farris

Treasurer

Be it known that this 16 day of March, 2016, before me personally appeared Mike McMorro, Marvin Beckstrom, and Lynda Farris, Board of Directors for the Cattail Creek Townhome Owners Association, Inc., Agents for Cattail Creek Townhome Owners Association, Inc., who acknowledged and affirmed that their signatures hereon is the act and doing of Cattail Creek Townhome Owners Association, Inc. and that they have full power and authority to sign on behalf of said entity.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal, the day and year last above written, in Douglas County, Nebraska.

Candice Jean Watkins

NOTARY PUBLIC

