

NUM PAGES 10
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 67.50 PD X CHG _____ RET _____
TOTAL _____
CK NUM 47019 BY AGBB

BY _____
REC'D _____
RETURN PARKER G B & B
BOX 1800
KEARNEY, NE 68848

Computer N
Cards _____
Compared W
Scanned J

Inst 2009 - 7788

RECORDED
BUFFALO COUNTY, NE

2009 NOV -2 AM 10:59

Kellie John
REGISTER OF DEEDS

SECOND AMENDMENT TO THE DECLARATION
OF
LaVISTA AT LIGHTHOUSE POINT CONDOMINIUMS

Pursuant to the provisions of Neb. Rev. Stat. §76-854 of the Nebraska Condominium Act and paragraph 37 in the Declaration of LaVista at Lighthouse Point Condominiums, which was recorded on July 29, 2004 as Inst. 2004-7164 and amended on October 15, 2004 as Inst. 2004-9824 (hereinafter collectively referred to as the "said Declaration"), the undersigned, being at least sixty-seven percent (67%) of the currently existing twenty-seven (27) Condominium Association Unit Members and the said Condominium being more particularly described as follows:

Units A-1, A-2, A-3, A-4, B-1, B-2, B-3, B-4, C-1, C-2, C-3, C-4, D-1, D-2, D-3, D-4, E-1, E-2, E-3, E-4, F-1, F-2, F-3, F-4, G-1, G-2, G-3, H-1, H-2, H-3, H-4, I-1, I-2, I-3, I-4, all in LaVista At Lighthouse Point Condominiums, as located on part of Lot 1, Block 7, Lighthouse Point, an addition to the City of Kearney, Buffalo County, Nebraska, according to a Declaration recorded on July 29, 2004 at Inst. 2004-7164, as amended at Inst. 2004-9824, together with the undivided interest in the common elements as described in said Declaration to be appurtenant to such unit;

do hereby make the following amendments to the said Declaration:

1. Inserting after the fifth subparagraph under paragraph 22, MAINTENANCE OF COMMON ELEMENTS, the following subparagraph:

"The Declarant/Developer may choose to voluntarily end said period of initial development control prior to thirty-two (32) of the thirty-five (35) condominium units being sold to third-party bona fide purchasers and to voluntarily surrender the right to appoint and remove officers and members of such Board of Directors/Executive Board and the right to approve specified actions of the association or the Board of Directors/Executive Board. The Declarant/Developer may do so by notifying the members of said intention at any regular or special meeting of members."

2. The last sentence of paragraph 30, COMMON EXPENSES AND LIEN, is removed in its entirety and insert in lieu thereof the following sentence:

"After thirty-two (32) of the thirty-five (35) units have been sold by the Declarant/Developer, or upon the Declarant/Developer's voluntary end of said period of initial development control, as set forth herein, whichever occurs first, the assessments shall be based upon a budget adopted at least annually by the association; prior to that time, the Declarant/Developer shall be responsible to calculate and compute the budget and the amount of the annual assessments, to be payable in monthly installments as provided herein."

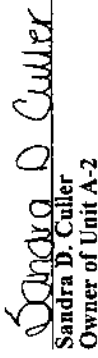
3. The first sentence of paragraph 37, AMENDMENTS, is removed in its entirety and insert in lieu thereof the following sentence:


"The condominium established by this Declaration may be amended by the vote or agreement of at least 67% of the units owner members, subject to the provisions herein regarding the sale of thirty-two (32) of the thirty-five (35) units by


the Declarant/Developer or the voluntary end of said period of initial development control by the Declarant/Developer."

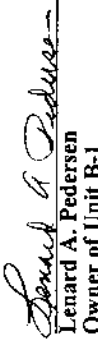
Further, the undersigned hereby ratify and affirm said Declaration as hereby amended and revised in all respects.


Shirley L. Johnson
Owner of Unit A-1


Sandra D. Culler
Owner of Unit A-2



Lela J. Coy
Owner of Unit A-3

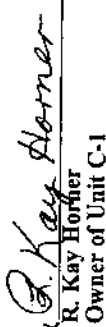

Douglas A. Trenchard
Owner of Unit A-4


Leonard A. Pedersen
Owner of Unit B-1


Cheryl D. Tickle
Owner of Unit B-2

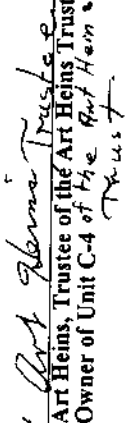

Michael E. Miller
Owner of Unit B-3


Vicki M. Manion
Owner of Unit B-4


R. Kay Horner
Owner of Unit C-1

Karen M. Lingle, Successor Trustee of the
Wayne R. Dahlgren Revocable Trust dated
8-14-97
Owner of Unit C-2

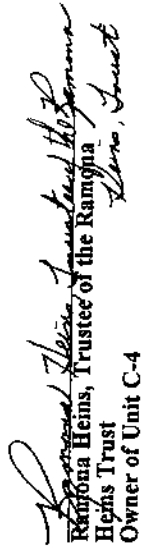

Byron F. Bowling
Owner of Unit C-3


Art Heins, Trustee of the Art Heins Trust
Owner of Unit C-4 of the Art Heins Trust


Phyllis L. Pedersen
Owner of Unit B-1


Carolyn J. Miller
Owner of Unit B-3


Jean A. Bowling
Owner of Unit C-3

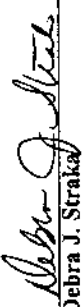

Ramona Heins, Trustee of the Ramona Heins Trust
Owner of Unit C-4

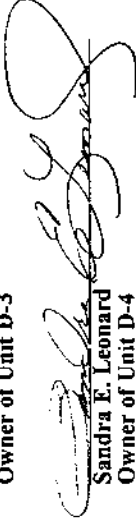
Inst 2009 - 7788


David Giuliano
Owner of Unit D-1



Diane K. Giuliano
Owner of Unit D-1


Arleen R. Sawicki
Owner of Unit D-2


Debra J. Straka
Owner of Unit D-3

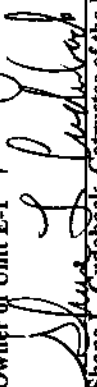


Sandra E. Leonard
Owner of Unit D-4


Hugo Gonzalez Nieto
Owner of Unit E-1


Maria del Rocio Nuno Rangel
Owner of Unit E-1

Phillip R. Cudaback, Cotrustee of the Dale
J. Cudaback Family Trust U/A/D October
3, 2008
Owner of Unit E-2


Shane L. Cudaback, Cotrustee of the Dale
J. Cudaback Family Trust U/A/D October
3, 2008
Owner of Unit E-2


Marlin G. Slingsby
Owner of Unit E-3


Ann J. Slingsby
Owner of Unit E-3

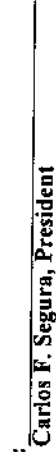
Todd D. Hinz
Owner of Unit E-4

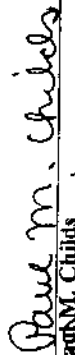


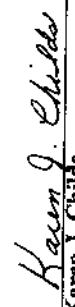

Norma Jean Schlantz
Owner of Unit F-1

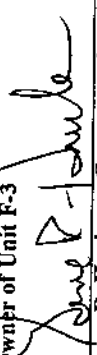

Everett Schlantz
Owner of Unit F-1


Segura Arrieta Construction, Inc.
Owner of Unit F-2

By:  Carlos F. Segura, President


Paul M. Childs
Owner of Unit F-3


Karen J. Childs
Owner of Unit F-3


Gene R. Huebner, Cotrustee of the
Huebner Family Trust dated June 16, 1993
Owner of Unit F-4


Gene R. Huebner, Cotrustee of the
Huebner Family Trust dated June 16, 1993
Owner of Unit F-4

Segura Arrieta Construction, Inc.
Owner of Unit G-1

By: Carlos F. Segura, President

Segura Arrieta Construction, Inc.
Owner of Unit G-2

By: Carlos F. Segura, President

Segura Arrieta Construction, Inc.
Owner of Unit G-3

By: Carlos F. Segura, President

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

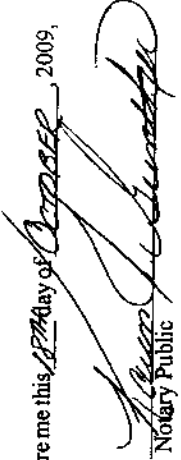
The foregoing instrument was acknowledged before me this 18th day of OCTOBER, 2009,
by Shirley L. Johnson, a single person.

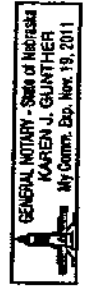

Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

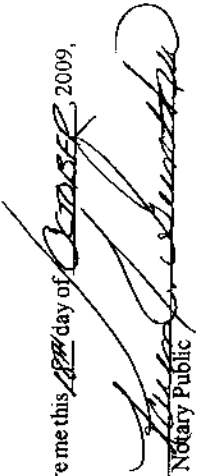
The foregoing instrument was acknowledged before me this 18th day of October, 2009,
by Sandra D. Culler, a single person.

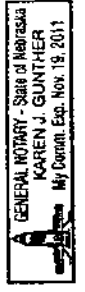

Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 18th day of October, 2009,
by Lela J. Cox, a single person.

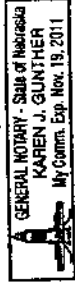

Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Douglas A. Trenchard**, a single person.


Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Lenard A. Pedersen**, husband of Phyllis I. Pedersen.

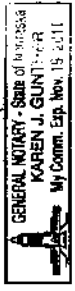

Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

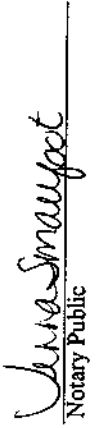
The foregoing instrument was acknowledged before me this 27th day of October, 2009,
by **Phyllis I. Pedersen**, wife of Lenard A. Pedersen.


Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 27 day of October, 2009,
by **Cheryl D. Tickle**, a single person.


Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 27th day of October, 2009,
by **Michael E. Miller**, husband of Carolyn J. Miller.

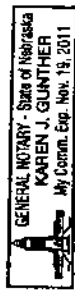

Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 27th day of October, 2009,
by **Carolyn J. Miller**, wife of Michael E. Miller.


Notary Public



6

Inst. 2009 - 7788

STATE OF NEBRASKA)
) ss.
COUNTY OF BUFFALO)

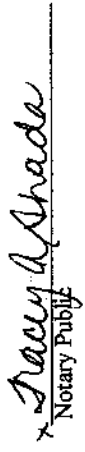
The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Vicki M. Manion**, a single person.


Notary Public



STATE OF NEBRASKA)
) ss.
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 15 day of October, 2009,
by **R. Kay Horner**, a single person.


Notary Public



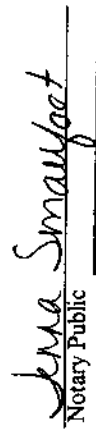
STATE OF NEBRASKA)
) ss.
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 1 day of , 2009,
by **Karen M. Lingle**, as Successor Trustee of the **Wayne R. Dahlgren Revocable Trust** dated
8-14-97.

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF BUFFALO)

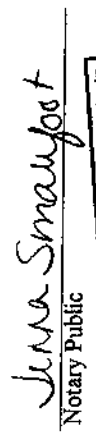
The foregoing instrument was acknowledged before me this 21 day of October, 2009,
by **Byron E. Bowling**, husband of Jean A. Bowling.

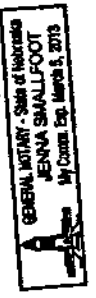

Notary Public



STATE OF NEBRASKA)
) ss.
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 21 day of October, 2009,
by **Jean A. Bowling**, wife of Byron E. Bowling.


Notary Public



STATE OF NEBRASKA)
) ss.
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 27th day of October, 2009,
by **Art Heins**, as Trustee of the **Art Heins Trust**.

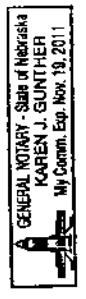

Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Ramona Heins**, as Trustee of the Ramona Heins Trust.


Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **David Giuliano**, husband of Diane K. Giuliano.

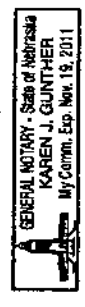

Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Diane K. Giuliano**, wife of David Giuliano.


Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

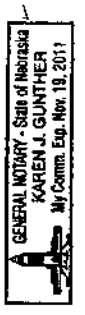
The foregoing instrument was acknowledged before me this ___ day of _____, 2009,
by **Arleen R. Sawicki**, a single person.

Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Debra J. Straka**, a single person.

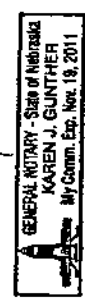

Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Sandra E. Leonard**, a single person.


Notary Public



Inst 2009 - 7788

STATE OF NEBRASKA }
 } ss:
COUNTY OF BUFFALO }

The foregoing instrument was acknowledged before me this 18th day of October, 2009,
by **Hugo Gonzalez Nieto**, husband of Maria del Rocio Nuno Rangel

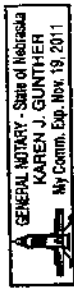

Notary Public



STATE OF NEBRASKA }
 } ss:
COUNTY OF BUFFALO }

The foregoing instrument was acknowledged before me this 18th day of October, 2009,
by **Maria del Rocio Nuno Rangel**, wife of Hugo Gonzalez Nieto.


Notary Public



STATE OF NEBRASKA }
 } ss:
COUNTY OF BUFFALO }

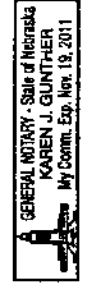
The foregoing instrument was acknowledged before me this _____ day of _____, 2009,
by **Philip R. Cudaback**, as **Cotrustee of the Dale J. Cudaback Family Trust U/A/D October 3, 2008**.

Notary Public

STATE OF NEBRASKA }
 } ss:
COUNTY OF BUFFALO }

The foregoing instrument was acknowledged before me this 18th day of October, 2009,
by **Shane L. Cudaback**, as **Cotrustee of the Dale J. Cudaback Family Trust U/A/D October 3, 2008**.

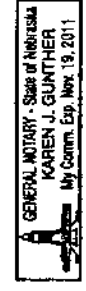

Notary Public



STATE OF NEBRASKA }
 } ss:
COUNTY OF BUFFALO }

The foregoing instrument was acknowledged before me this 18th day of October, 2009,
by **Marlin G. Slingsby**, husband of Ann J. Slingsby.


Notary Public



STATE OF NEBRASKA }
 } ss:
COUNTY OF BUFFALO }

The foregoing instrument was acknowledged before me this 18th day of October, 2009,
by **Ann J. Slingsby**, wife of Marlin G. Slingsby.


Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Todd D. Hinz**, a single person.


Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Norma Jean Schluntz**, wife of Everett Schluntz


Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Everett Schluntz**, husband of Norma Jean Schluntz.


Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Carlos F. Segura**, **President of Segura Arrieta Construction, Inc.**, a Nebraska corporation, on
behalf of the Corporation.

Notary Public _____

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Paul M. Childs**, husband of Karen J. Childs.

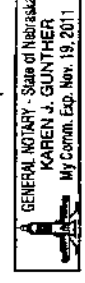

Notary Public



STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

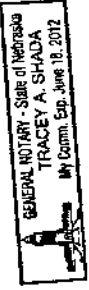
The foregoing instrument was acknowledged before me this 17th day of October, 2009,
by **Karen J. Childs**, wife of Paul M. Childs.


Notary Public



STATE OF NEBRASKA)
) ss
COUNTY OF BUFFALO)

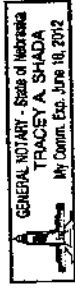
The foregoing instrument was acknowledged before me this 28 day of October, 2009,
by **Gene R. Huebner, as Trustee of the Huebner Family Trust dated June 16, 1993.**



Tracey A. Shada
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 28 day of October, 2009,
by **Joyce K. Huebner, as Trustee of the Huebner Family Trust dated June 16, 1993.**



Tracey A. Shada
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009,
by **Carlos F. Segura, President of Segura Arrieta Construction, Inc., a Nebraska corporation,** on
behalf of the Corporation.

Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009,
by **Carlos F. Segura, President of Segura Arrieta Construction, Inc., a Nebraska corporation,** on
behalf of the Corporation.

Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2009,
by **Carlos F. Segura, President of Segura Arrieta Construction, Inc., a Nebraska corporation,** on
behalf of the Corporation.

Notary Public