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SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF QUAIL RUN TOWNHOMES

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF QUAIL RUN TOWNHOMES (the "Second Amendment") is made on the date hereinafter set forth by CR Investments, Inc., a Nebraska corporation (the "Declarant").

RECITALS

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions of Quail Run Townhomes ("Declaration") was recorded by Declarant in the office of the Register of Deeds of Douglas County, Nebraska, on or about February 24, 2005, as Instrument Number 2005021112 ("Original Declaration"); and

WHEREAS, the Original Declaration encumbers Lots 427 through 484, inclusive, all in QUAIL RUN, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; and

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

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fixtures and personal property related thereto, or to account for the 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 3rd day of FEBRUARY, 2011.

CR INVESTMENTS, INC.,
a Nebraska corporation,

By: _____

CHAD LARSEN, Vice-President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 3rd day of FEBRUARY, 2011, the foregoing instrument was acknowledged before me, a Notary Public, by Chad Larsen, Vice-President of CR Investments, Inc., a Nebraska corporation, acting on behalf of said corporation.

Diane L. Henninger
NOTARY PUBLIC

