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2008-29308  
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REGISTER OF DEEDS

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# FIRST AMENDMENT TO CONDOMINIUM DECLARATION

**Silverthorne Condominium  
1910 Thurston Avenue  
Bellevue, Nebraska 68005**

A

**FIRST AMENDMENT TO  
CONDOMINIUM DECLARATION**

**Silverthorne Condominium  
1910 Thurston Avenue  
Bellevue, Nebraska 68005**

This First Amendment (the "First Amendment") to the Condominium Declaration, Silverthorne Condominium, 1910 Thurston Avenue, Bellevue, Nebraska 68005, a Condominium Regime dated June 12, 2007, and recorded on June 14, 2007, as Instrument No. 2007-17557 of the records of the Registrar of Deeds of Sarpy County, Nebraska (the "Condominium Declaration"), is made this 13<sup>th</sup> day of October, 2008, by Silverthorne Partners, LLC, a Nebraska limited liability company who is the owner of more than 67% of the Units subject to the Condominium Declaration and who is the Declarant ("Declarant") under the Condominium Declaration.

WHEREAS, by the recording of the Condominium Declaration on June 14, 2007, the Declarant created Silverthorne Condominium whose address is 1910 Thurston Avenue, Bellevue, Nebraska; and

WHEREAS, attached to the Condominium Declaration as Exhibit "A" and to this First Amendment as Exhibit "A", is the legal description of the Property against which the Condominium Declaration was recorded; attached to the Condominium Declaration as Exhibit "A-1" and to this First Amendment as Exhibit "A-1", is the As-Built Survey and Plans which sets forth the location and dimensions of the improvements, together with the other information required by the Condominium Act; and attached to the Condominium Declaration as Exhibit "B" and to this First Amendment as Exhibit "B" is the Unit Number and Percentage Interest of each Unit; and

WHEREAS, the Declarant desires to amend the Condominium Declaration to limit a first mortgagee's liability for unpaid regularly budgeted dues or charges accrued before acquisition of the title to the unit by the mortgagee for not more than six (6) months, all as set forth in this First Amendment.

NOW THEREFORE, the Declarant hereby amends the Condominium Declaration as follows:

1. Liability of Mortgagee for Unpaid Dues. Any first mortgagee who obtains title to a Condominium Unit pursuant to the remedies in the mortgage or through foreclosure will not be liable for more than six (6) months of the Units unpaid regularly budgeted dues or charges accrued before acquisition of the title to the Unit by the mortgagee. Where the Associations lien priority under the Declaration includes the cost of collecting the unpaid dues, the mortgagee will be liable for any fees or costs related to the collection of such unpaid dues.

2. That except as otherwise amended herein, all of the other terms, conditions and restrictions of the original Condominium Declaration shall remain in full force and effect as stated.

B

IN WITNESS WHEREOF, the Declarant has executed and acknowledged this First Amendment to the Declaration on and as of the date first above written.

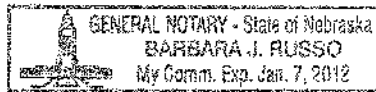
SILVERTHORNE PARTNERS, LLC,  
a Nebraska limited liability company

By *Kirk Estee*  
Title: *Partner*

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 10 day of October, 2008, by Kirk Estee, a Manager of Silverthorne Partners, LLC, a Nebraska limited liability company, on behalf of the company.

[SEAL]



*Barbara J. Russo*  
Notary Public



EXHIBIT "A"

Legal Description of the Land  
Silverthorne Condominium

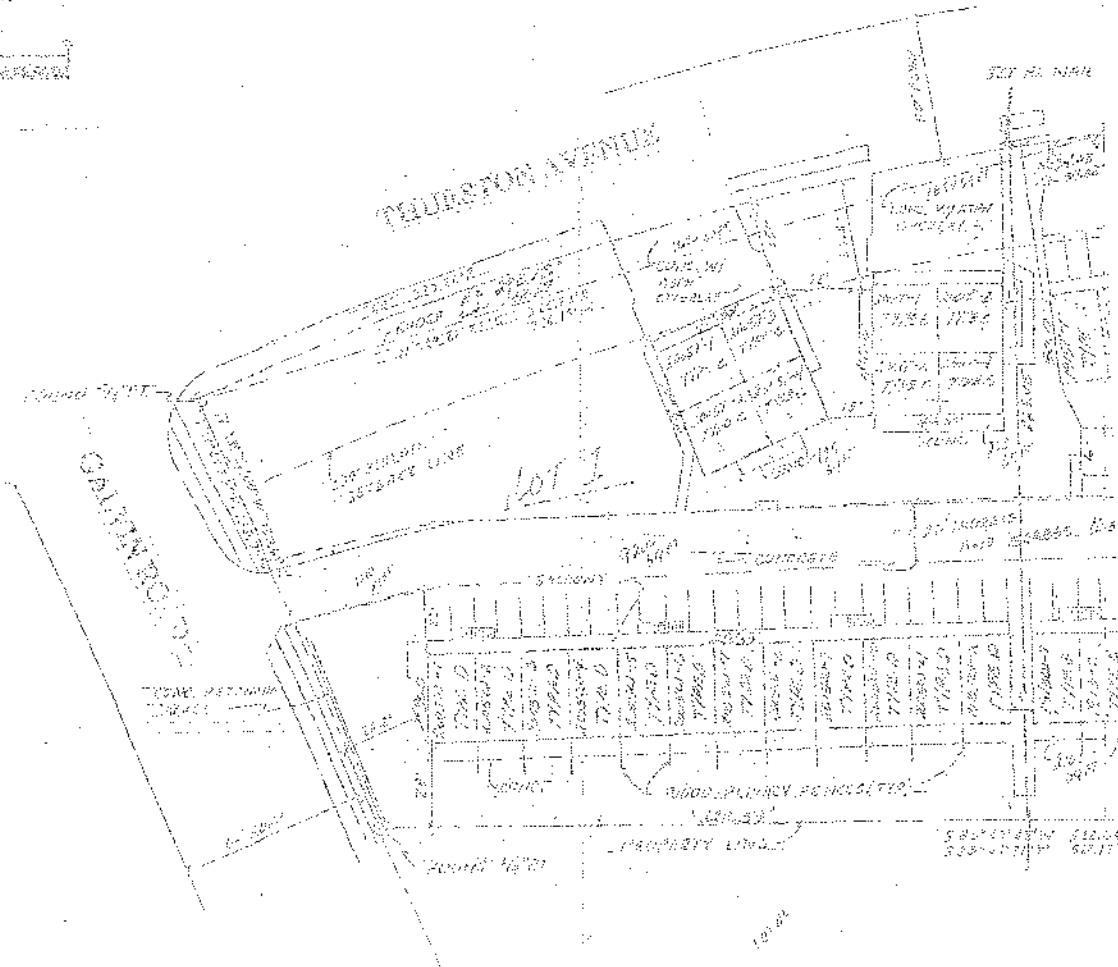
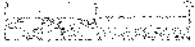
Lot 1, Hillcrest Replat 3 and Lot 39A, Hillcrest, an Addition to the City of Bellevue, as surveyed, platted and recorded, in Sarpy County, Nebraska.

SILVER THORNE CONDOMINIUM  
PROPERTY REGIME #1

A-2 E

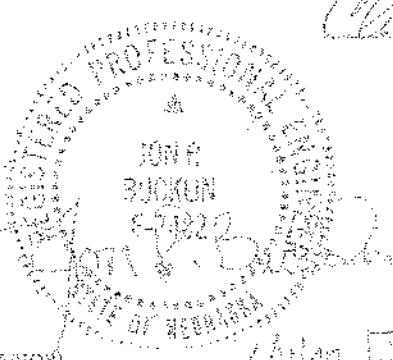
RELLEVUE, NEBRASKA

LOT 1, WILLIAMS REPLAT #, AS SURVEYED, PLATTED AND  
RECORDED IN SARPY COUNTY, NEBRASKA.



I hereby certify that this plat, map, survey or plan was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

*Clarence Reed*  
Clarence Reed  
Surveyor  
Exp. 12-31-85



GENERAL NOTES:

1. ALL BUILDINGS ARE TWO STORY MASONRY CONST.
2. TYPE A AND B ARE 12 UNITS
3. TYPE C ARE 20 UNITS (ON A B CURVE)
4. TYPE D ARE 20 UNITS (ON A B CURVE)
5. TYPE E ARE 20 UNITS (ON A B CURVE)
6. TYPE F ARE 20 UNITS (ON A B CURVE)
7. TYPE G ARE 20 UNITS (ON A B CURVE)
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25. TYPE Y ARE 20 UNITS (ON A B CURVE)
26. TYPE Z ARE 20 UNITS (ON A B CURVE)
27. TYPE AA ARE 20 UNITS (ON A B CURVE)
28. TYPE AB ARE 20 UNITS (ON A B CURVE)
29. TYPE AC ARE 20 UNITS (ON A B CURVE)
30. TYPE AD ARE 20 UNITS (ON A B CURVE)
31. TYPE AE ARE 20 UNITS (ON A B CURVE)
32. TYPE AF ARE 20 UNITS (ON A B CURVE)
33. TYPE AG ARE 20 UNITS (ON A B CURVE)
34. TYPE AH ARE 20 UNITS (ON A B CURVE)
35. TYPE AI ARE 20 UNITS (ON A B CURVE)
36. TYPE AJ ARE 20 UNITS (ON A B CURVE)
37. TYPE AK ARE 20 UNITS (ON A B CURVE)
38. TYPE AL ARE 20 UNITS (ON A B CURVE)
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40. TYPE AN ARE 20 UNITS (ON A B CURVE)
41. TYPE AO ARE 20 UNITS (ON A B CURVE)
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43. TYPE AQ ARE 20 UNITS (ON A B CURVE)
44. TYPE AR ARE 20 UNITS (ON A B CURVE)
45. TYPE AS ARE 20 UNITS (ON A B CURVE)
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50. TYPE AX ARE 20 UNITS (ON A B CURVE)
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57. TYPE BE ARE 20 UNITS (ON A B CURVE)
58. TYPE BF ARE 20 UNITS (ON A B CURVE)
59. TYPE BG ARE 20 UNITS (ON A B CURVE)
60. TYPE BH ARE 20 UNITS (ON A B CURVE)
61. TYPE BI ARE 20 UNITS (ON A B CURVE)
62. TYPE BJ ARE 20 UNITS (ON A B CURVE)
63. TYPE BK ARE 20 UNITS (ON A B CURVE)
64. TYPE BL ARE 20 UNITS (ON A B CURVE)
65. TYPE BM ARE 20 UNITS (ON A B CURVE)
66. TYPE BN ARE 20 UNITS (ON A B CURVE)
67. TYPE BO ARE 20 UNITS (ON A B CURVE)
68. TYPE BP ARE 20 UNITS (ON A B CURVE)
69. TYPE BQ ARE 20 UNITS (ON A B CURVE)
70. TYPE BR ARE 20 UNITS (ON A B CURVE)
71. TYPE BS ARE 20 UNITS (ON A B CURVE)
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97. TYPE BU ARE 20 UNITS (ON A B CURVE)
98. TYPE BV ARE 20 UNITS (ON A B CURVE)
99. TYPE BU ARE 20 UNITS (ON A B CURVE)
100. TYPE BV ARE 20 UNITS (ON A B CURVE)

ENTIRE "A-1"

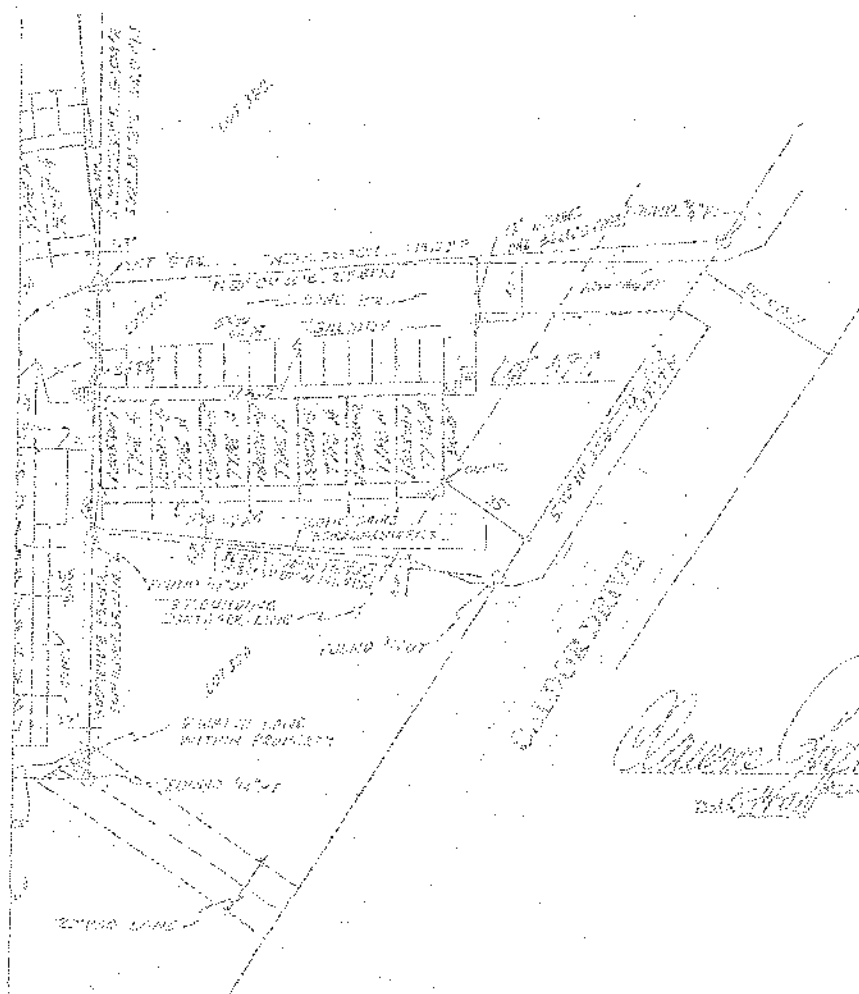
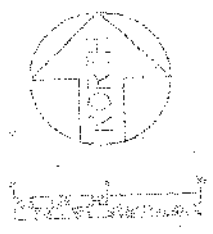
<p>CLARENCE REED</p> <p>REGISTERED LAND SURVEYOR</p> <p>STATE OF NEBRASKA</p> <p>Exp. 12-31-85</p>	<p>DATE OF SURVEY</p> <p>DATE OF PLAT</p> <p>DATE OF RECORDING</p> <p>DATE OF REVISION</p> <p>DATE OF CANCELLATION</p>
--	--

1407

# SILVER THORNE CONDOMINIUM PROPERTY REGIME #1

## BELLEVUE, NEBRASKA

LOT 35A, HILLORENE, AS SURVEYED, PLATTED AND  
RECORDED IN SARY COUNTY, NEBRASKA.

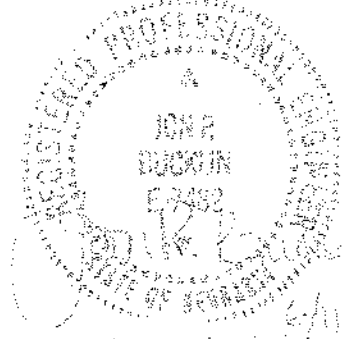


LOT 35A

*Clarence Paul*  
Clarence Paul  
Surveyor  
May 15, 1988



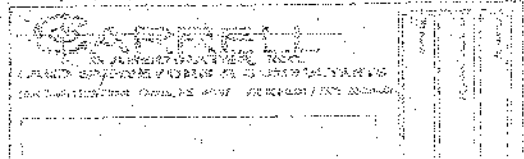
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly  
Registered Land Surveyor under the laws of the State of Nebraska.



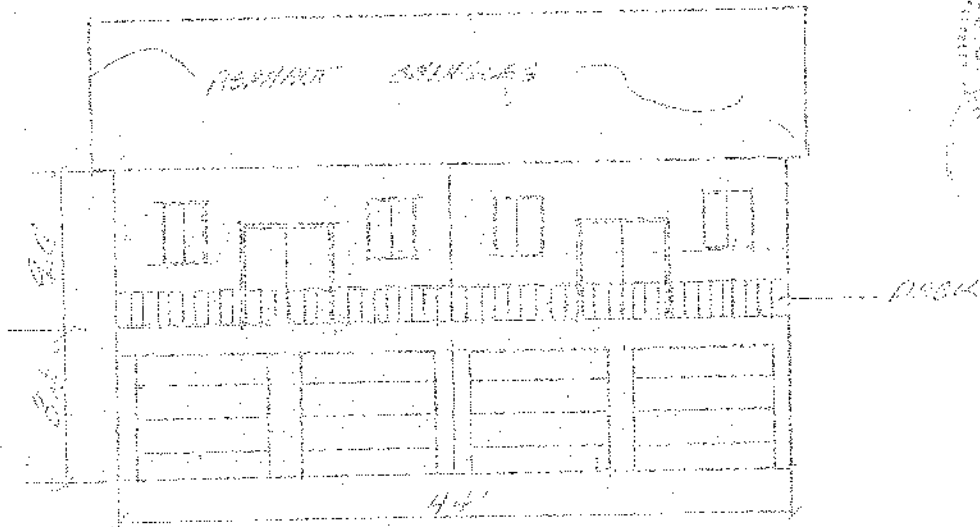
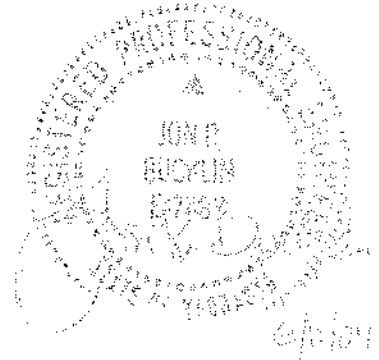
GENERAL NOTES:

1. ALL BUILDINGS ARE TWO STORY MANSION HOUSE.
2. TYPE A B AREA IS COMMON TO MAIN FLOOR (INTERIOR)
3. TYPE B AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
4. TYPE C AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
5. TYPE D AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
6. TYPE E AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
7. TYPE F AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
8. TYPE G AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
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12. TYPE K AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
13. TYPE L AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
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21. TYPE T AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
22. TYPE U AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
23. TYPE V AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
24. TYPE W AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
25. TYPE X AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
26. TYPE Y AREA IS COMMON TO MAIN FLOOR (EXTERIOR)
27. TYPE Z AREA IS COMMON TO MAIN FLOOR (EXTERIOR)

Exhibit "A-1"  
(Page 2 of 4)

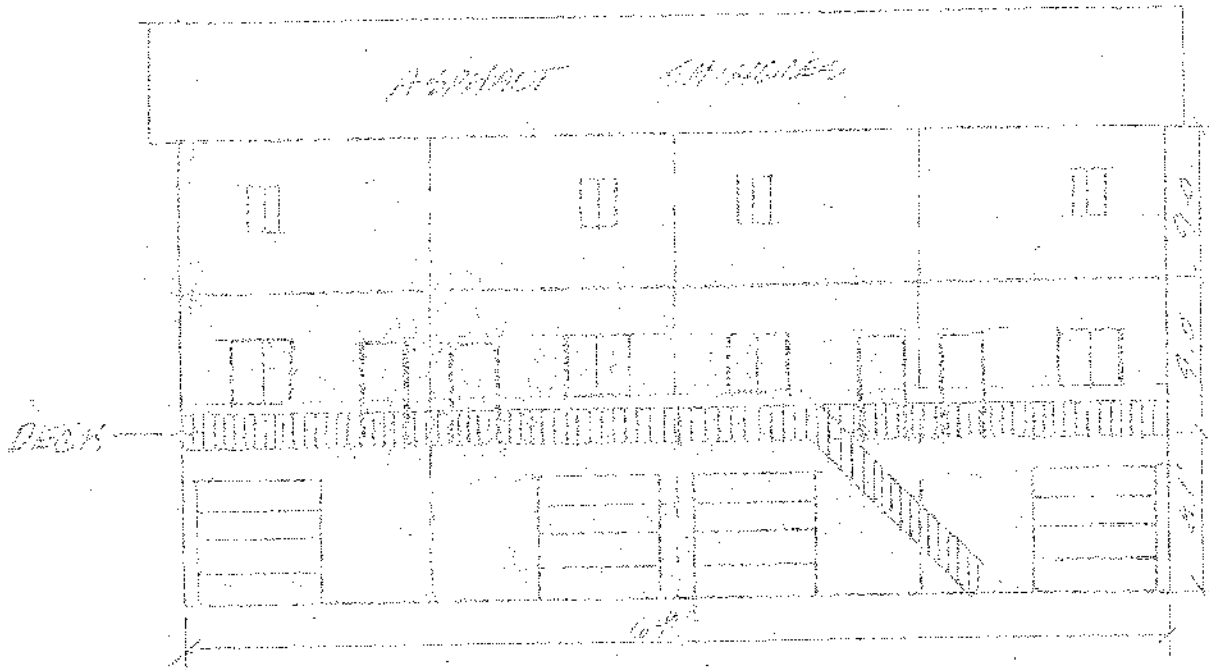


TYPICAL ELEVATION  
 FOR  
 2001 AND 2005 THURSTON AVENUE



FRONT ELEVATION  
 4-FLX

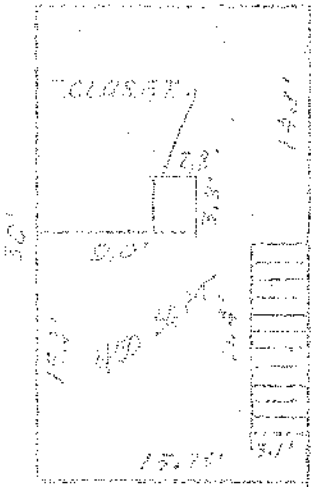
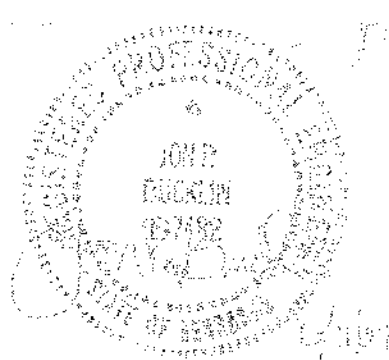
TYPICAL ELEVATION  
 FOR  
 1895, 1901, 1913 AND 2005 WINNIE DRIVE,  
 1901 AND 1913 THURSTON AVENUE



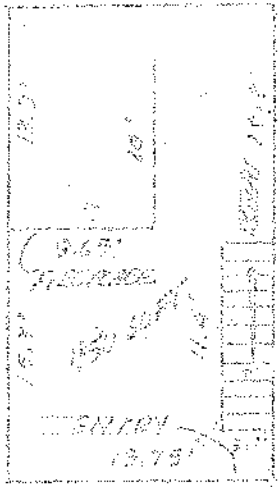
FRONT ELEVATION  
 4 UNIT



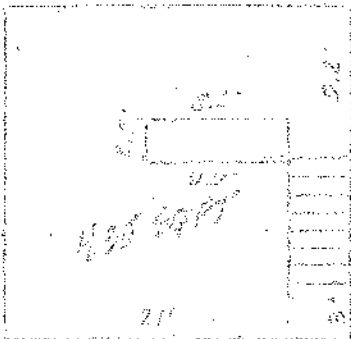
# TYPICAL BUILDING LAYOUT (INTERIOR)



MAIN FLOOR  
TYPE A



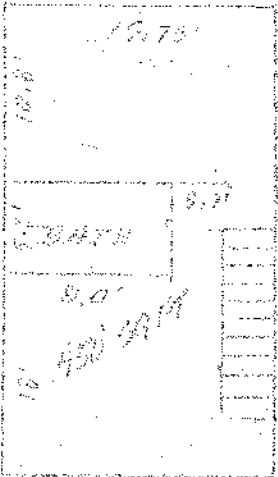
MAIN FLOOR  
TYPE B



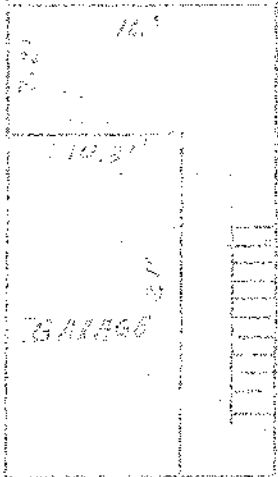
MAIN FLOOR  
TYPE C



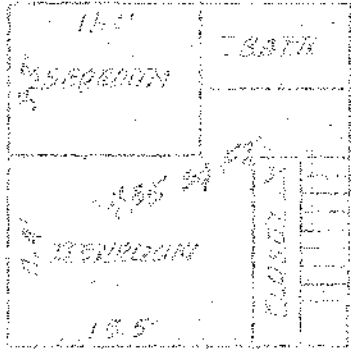
MAIN FLOOR  
TYPE D



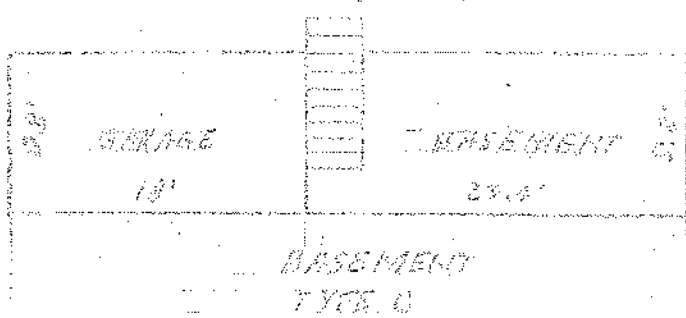
SECOND FLOOR  
TYPE A, B, D



BASEMENT  
TYPE A, B, D



SECOND FLOOR  
TYPE C



BASEMENT  
TYPE C

Silverthorne Public Offering Statement  
Exhibit B

*2008-2009*

Estimated Per Unit Monthly Assessment

Total Estimated Annual Budget: \$50,000.00  
 Total Estimated Monthly Budget: \$2,500.00  
 Total Square Footage of All Units: 35,878.58 sq. ft.

Unit	Unit Sq. Ft of Main Floor and Second Floor	Sq. Ft of Garage and Basement Floor	Total Unit Sq. Ft	Percentage Interest	Est. Monthly Unit Assessment
<i>Dwelling Units</i>					
2001T-1	870	405.72	1,275.72	3.555%	\$2.58
2001T-2	870	405.72	1,275.72	3.555%	\$2.58
2001T-3	870	405.72	1,275.72	3.555%	\$2.58
2001T-4	870	405.72	1,275.72	3.555%	\$2.58
2005T-1	870	405.72	1,275.72	3.555%	\$2.58
2005T-2	870	405.72	1,275.72	3.555%	\$2.58
2005T-3	870	405.72	1,275.72	3.555%	\$2.58
2005T-4	870	405.72	1,275.72	3.555%	\$2.58
2005W-1	900	451.2	1,351.20	3.766%	\$2.64
2005W-2	900	451.2	1,351.20	3.766%	\$2.64
2005W-3	900	451.2	1,351.20	3.766%	\$2.64
2005W-4	900	451.2	1,351.20	3.766%	\$2.64
2005W-5	900	451.2	1,351.20	3.766%	\$2.64
2005W-6	900	451.2	1,351.20	3.766%	\$2.64
2005W-7	900	451.2	1,351.20	3.766%	\$2.64
2005W-8	900	451.2	1,351.20	3.766%	\$2.64
2005W-9	900	451.2	1,351.20	3.766%	\$2.64
2005W-10	900	451.2	1,351.20	3.766%	\$2.64
2005W-11	900	451.2	1,351.20	3.766%	\$2.64
2005W-12	900	451.2	1,351.20	3.766%	\$2.64
1805W-1	900	451.2	1,351.20	3.766%	\$2.64
1805W-2	900	451.2	1,351.20	3.766%	\$2.64
1805W-3	900	451.2	1,351.20	3.766%	\$2.64
1805W-4	900	451.2	1,351.20	3.766%	\$2.64
1805W-5	900	451.2	1,351.20	3.766%	\$2.64
1805W-6	900	451.2	1,351.20	3.766%	\$2.64
1805W-7	900	451.2	1,351.20	3.766%	\$2.64
<b>Total</b>			<b>35,878.58</b>		<b>\$2,500.00</b>