

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
**2004-13921**

2004 APR 21 A 10:16 8

*Glenn J. Laughlin*  
REGISTER OF DEEDS

COUNTER 164 C.E. ✓  
VERIFY ✓ D.E. ✓  
PROOF ✓  
FEES \$ 57.00  
CHECK# 21601  
CHG. \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

**ASSIGNMENT OF AUTHORITY TO APPOINT  
THE ARCHITECTURAL CONTROL COMMITTEE  
UNDER THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR LAKE RIDGE ESTATES**

This Declaration is made on the date hereinafter set forth by the undersigned, who is the Declarant under the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Estate.

WHEREAS, the undersigned is the Declarant under the Declaration of Covenants, Conditions and Restrictions For Lake Ridge Estates which was filed with the Sarpy County Register of Deeds Office on October 8, 1996 as Instrument No. 96-020450, and amended by the Amendment to Declaration of Covenants, Conditions and Restrictions For Lake Ridge Estate which was filed with the Sarpy County Register of Deeds Office on September 28, 1998 as Instrument No. 98-027225 (hereinafter together referred to as "Covenants"), and

WHEREAS, the Covenants were recorded against the following-described real property:

Lots 1 through 94, inclusive, in Lake Ridge Estates, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, and

WHEREAS, under the Covenants the Declarant has the authority to appoint a Architectural Control Committee to approve improvements constructed on lots within the Lake Ridge Estates subdivision subject to the Covenants, and

WHEREAS, under the Covenants the Declarant has the right to assign the authority to appoint the Architectural Control Committee, and

WHEREAS, the Declarant, by this instrument, intends to assign its authority and right to appoint a Architectural Control Committee as defined in the Covenants to the Lake Ridge Estates Homeowners' Association, Inc., a Nebraska non-profit corporation ("Lake Ridge Estates Homeowners' Association").

NOW, THEREFORE, pursuant to the Covenants and in consideration of the covenants contained herein, the Declarant states as follows:

1. Assignment. The Declarant hereby assigns all of its right, title and authority to appoint an Architectural Control Committee as set forth in the Covenants to the Lake Ridge Estates Homeowners' Association. After the date hereof the Lake Ridge Estates Homeowners' Association shall have the full right and authority as the Declarant under the Covenants to appoint a Architectural Control Committee to perform the functions set forth in the Covenants.
2. Except as set forth herein, the remainder of the Covenants shall remain in full force and effect as written.

*RAB*  
After recording please return to James E. Lang, Attorney, at:  
Laughlin, Peterson & Lang, 11718 Nicholas Street, Suite 101  
Omaha, NE 68154

13921

2004-13921A

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this  
16th day of April, 2004.

DECLARANT:  
LAKE RIDGE ESTATES LIMITED  
PARTNERSHIP, a Nebraska Limited  
Partnership

BY: DODGE DEVELOPMENT, INC., a  
Nebraska corporation, the sole General  
Partner

By: W.L. Morrison, Jr.  
W.L. Morrison, Jr. President

STATE OF NEBRASKA     )  
  )ss  
COUNTY OF DOUGLAS    )

On this 16th day of April, 2004, before me the undersigned, a  
Notary Public in and for said County and State, personally came W.L. Morrison, Jr., known to  
me to be the President of Dodge Development, Inc., a Nebraska corporation, which corporation is  
the sole general partner of Lake Ridge Estates Limited Partnership, a Nebraska limited  
partnership, and acknowledged that he executed as the voluntary act and deed of such  
corporation, and the voluntary act and deed of said limited partnership.



Kristy J. Gregath  
Notary Public