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GEORGE J. GUSLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

BY-LAWS  
OF

RALSTON VILLAGE HOMEOWNERS ASSOCIATION

The following are the By-Laws of the Ralston Village Homeowners Association. These By-Laws replace the By-Laws filed at Book 811 Page 510 through 514 in the offices of the Register of Deeds of Douglas County, Nebraska on April 16, 1987, which By-Laws were never adopted by the Ralston Village Homeowners Association.

ARTICLE I

These are the By-Laws of Ralston Village Homeowners Association, a Nebraska non-profit corporation with it's registered offices at 5700 South 77th Street, Omaha, Nebraska 68127.

ARTICLE II

Seal. The Corporate Seal shall bear the name of the corporation and the words "Ralston Village Homeowners Association, a Nebraska Corporation Seal".

ARTICLE III

Membership. This corporation has been organized to provide a means of management for the "Open Space" that will be deeded to the Association within the Subdivision known as Ralston Village. Membership shall be as defined in the Articles of Incorporation of Ralston Village Homeowners Association filed the 3 day of AUG., 1987 and in the Covenants and Amendment to Declaration of Covenants and Restrictions for Lots 1 through 31, inclusive, Ralston Village.

ARTICLE IV

Voting. Voting rights shall be as defined in the Articles of Incorporation of Ralston Village Homeowners Association filed the 3 day of AUG., 1987 and the Covenants and Amendment to Declaration of Covenants and Restrictions for Lots 1 through 31, inclusive, of Ralston Village Subdivision.

ARTICLE V

The property covered by the By-Laws is legally described as follows:

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OF Meadow COMP F/B D2-32042

Lot 32, Ralston Village, a subdivision to the City of Ralston, as surveyed, platted and recorded in Douglas County, Nebraska, except the portion of Lot 32 described as a tract of land commencing at the southwest corner of Lot 32, Ralston Village, as the Point of Beginning; thence north 00°06'15" west a Distance of 71.60 feet; thence south 72°47'35" east a distance of 85.90 feet; thence south 00°06'39" east a distance of 46.41 feet to a point on the south line of said Lot 32; thence north 85°50'49" west along the south line of said Lot 32 a distance of 82.01 feet to the Point of Beginning.

ARTICLE VI

The purposes and powers of the Association, membership in the Association, voting rights of members, description, election and powers of the Board of Trustees or Directors, dissolution of the Association, amendments, FHA/VA requirements, property rights, assessments and annexation shall all be as set forth in the Articles of Incorporation of Ralston Village Homeowners Association filed the 3 day of Aug, 1987 and the Covenants and Amendment to the Declaration of Covenants and Restrictions on Lots 1 through 31 as filed with the Register of Deeds of Douglas County, Nebraska.

ARTICLE VII

Amendments. These By-Laws may be amended from time to time upon a vote of 70% of the lot owners.

ARTICLE VIII

It shall be the duty of the Secretary of the Board of Trustees to mail or personally deliver a written notice of the initial and each annual or special meeting of the Association to all lot owners at least ten (10) days but not more than 50 days prior to such meeting, stating the purpose thereof as well as the time and place where it is to be held, to each lot owner of record, at his lot address or such other address as such lot owner shall have designated by notice in writing to the Secretary of the Board of Trustees. The mailing or personal delivery of a notice of meeting in the manner provided by this Section shall be considered a service of notice.

ARTICLE IX

Quorum. A quorum for Association lot owners' meetings shall consist of the presence, in person or by proxy, of lot owners holding a majority of the number of lots comprising the Association.

ARTICLE X

Insurance. The Board of Trustees shall obtain and maintain, to the extent obtainable, the following insurance: Vandalism and malicious mischief; public liability insurance in such limits as the Board of Trustees may from time to time determine, and such other insurance as the Board of Trustees deem advisable.

ARTICLE XI

Invalidity. The invalidity of any part of these By-Laws shall not impair or affect in any manner the validity, enforceability or affect the balance of these By-Laws.

Dated this 3 day of Aug, 1987.

RALSTON VILLAGE HOMEOWNERS  
ASSOCIATION

By: *Robert W. Swaine*  
Board of Trustee

*Michael R. Swaine*  
Board of Trustee

*Walter L. Swaine*  
Board of Trustee