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BY-LAWS OF
REGENT HEIGHTS HOMEOWNERS
ASSOCIATION, INC.

ARTICLE I
OFFICES

The principal office of the Corporation in the State of Nebraska shall be located in the City of Lincoln, Nebraska.

The Corporation shall have and continuously maintain in the City of Lincoln, Nebraska a registered office, and a registered agent whose office is identical with such registered office as required by the Nebraska Non-profit Corporation Act. The registered office may be, but need not be, identical with the principal office in the State of Nebraska, and the address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1. "Property" shall mean and refer to the property more particularly described on Exhibit "A" which is attached hereto and incorporated herein by this reference as if fully set forth.

Section 2. "Lot" shall mean and refer to any individual Lot designated as a home site, for which a Final Plat has been filed with the Register of Deeds of Lancaster County, Nebraska, and which is located on the Property described above.

Section 3. "Dwelling Unit" shall mean and refer to each single family structure constructed on any Lot for residential use as.

Section 4. "Owner" shall mean and refer to Regent Heights Limited Partnership, a Nebraska Limited Partnership and its successors or assigns.

Section 5. "Corporation" shall mean that certain Nebraska non-profit corporation known as Regent Heights Homeowners Association, Inc.

Section 6. "Member" shall mean, to-wit: (a) the Owner, or its successors or assigns; and, (b) every other person or entity who becomes a record owner of a fee or undivided fee interest in any Lot which is located on the Property described in Section 1 above, including contract buyers, but shall not include persons

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or entities who hold an interest merely as a security for performance of an obligation.

Section 7. "Covenants" shall mean the Protective Covenants filed against the Property by the Owner with the Register of Deeds of Lancaster County, Nebraska, as the same may be amended from time to time.

ARTICLE III MEMBERS

Section 1. Class of Members: The Corporation shall have two (2) classes of Members. The designation of such classes and qualifications and rights of the Members of such classes shall be as follows:

Class A Membership shall include all Members of the Corporation except the Owner. Each Class A Member of the Corporation shall be entitled to all the rights of Membership and to one vote for each Lot owned by such Member, provided, however, that no more than one vote shall be cast with respect to any one Lot;

Class B Membership shall include only the Owner, or its successors or assigns, who shall be entitled to 2 votes for each Lot owned by the Owner; provided, however, that for each conveyance of a Lot by the Owner to any Class A member, the number of votes entitled to be cast by the Class B member shall be reduced by 2.

Section 2. Suspension of Membership: The Board of Directors, by affirmative vote of 2/3 of all Members of the Board, may suspend a Member for cause after an appropriate hearing and may, by a majority vote of the Board of Directors at any regularly constituted meeting, suspend the Membership of any Member who shall be in default in the payments of any annual or special assessment for the period fixed in Article X of these By-Laws.

Section 3. Transfer of Membership: Membership in the Corporation is not transferable or assignable; Membership shall be appurtenant to and may not be separated from ownership of any Lot, and ownership of such Lot shall be the sole qualification for Membership.

ARTICLE IV MEETINGS OF MEMBERS

Section 1. Annual Meeting: An annual meeting of the Members of the Corporation shall be held on the first Saturday in

the month of March in each year, beginning with the year 1992, at the hour of 9:00 o'clock A.M., for the purpose of electing Directors and for the transaction of such other business as may come before the meeting. If the day fixed for the annual meeting shall be a legal holiday in the State of Nebraska, such meeting shall be held on the next succeeding business day. If the election of Directors is not held on the day designated herein for any annual meeting, or at any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of the Members as soon thereafter as possible.

Section 2. Special Meetings: Special meetings of the Members may be called by the President, the Board of Directors, or not less than one-fourth of the Members having voting rights.

Section 3. Place of Meeting: The Board of Directors may designate any place, within the City limits of Lincoln, Nebraska, as the place of meeting for any annual meeting or for any special meeting called by the Board of Directors. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the registered office of the Corporation in the City of Lincoln, Nebraska; but if all of the Members shall meet at any time and place, either within or without the State of Nebraska, and consent to the holding of a meeting, such meeting shall be valid without call or notice, and at such meeting any corporate action may be taken.

Section 4. Notice of Meetings: Written or printed notices stating the place, day and hour of any meeting of Members shall be delivered, either personally or by mail, to each Member entitled to vote at such meeting, not less than ten (10) nor more than fifty (50) days before the date of such meeting, by or at the direction of President, or the Secretary, or the officers or persons calling the meeting. In case of a special meeting or when required by statute or by these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Member at his address as it appears on the records of the Corporation, with postage thereon prepaid.

Section 5. Informal Action by Members: Any action required by law to be taken at a meeting of the Members, or any action which may be taken as a meeting of Members, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Members entitled to vote with respect to the subject matter thereof.

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Section 6. Quorum: The Members holding one-half of the votes which may be cast at any meeting shall constitute a quorum at such meeting. If a quorum is not present at any meeting of the Members, a majority of the Members present may adjourn the meeting from time to time without further notice.

Section 7. Proxies: At any meeting of Members, a Member entitled to vote may vote by proxy executed in writing by the Member or by his duly authorized attorney-in-fact. No proxy shall be valid after eleven months from the date of its execution, unless otherwise provided in the proxy.

Section 8. Voting by Mail: Where Directors or officers are to be elected by Members or any class or classes of Members, such election may be conducted by mail in such manner as the Board of Directors shall determine.

ARTICLE V
BOARD OF DIRECTORS

Section 1. General Powers: The affairs of the Corporation shall be managed by its Board of Directors. Directors need not be residents of the State of Nebraska or Members of the Corporation.

Section 2. Duties: The duties of the Board of Directors shall be to see that the Covenants are complied with by the Members, and to provide for the maintenance, operation, repair and management of, and to cause the Corporation to pay for the expenses of the Commons and the Roadways, as identified in the Covenants, in a manner consistent with the overall development of the Property, and to perform such other duties specifically stated in said Covenants. In addition, the Board of Directors shall establish and enforce rules and regulations governing the use of the Property and provide a copy of said rules and regulations to each Member of the Corporation.

Section 3. Number, Tenure and Qualifications: The number of Directors shall be three. Each Director shall hold office for an initial one (1) year term, or until his or her successor shall have been elected and qualified.

Section 4. Regular Meetings: A regular annual meeting of the Board of Directors shall be held without any notice other than these By-Laws, immediately after, and at the same place as the annual meeting of Members. The Board of Directors may provide by resolution the time and place, within the City of Lincoln, Nebraska, for holding of additional regular meetings of the Board without any notice other than such resolution.

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Section 5. Special Meetings: Special meetings of the Board of Directors may be called by or at the request of the President or any two Directors. The person or persons authorized to call special meetings of the Board may fix any place within the City of Lincoln, Nebraska as the place for holding any special meeting of the Board called by them.

Section 6. Notice: Notice of any special meeting of the Board shall be given at least ten (10) days previous thereto by written notice delivered personally or sent by mail or telegram to each Director at his or her address as shown by the records of the Corporation. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid. If notice given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice of waiver of notice of such meeting, unless specifically required by law or by these By-Laws.

Section 7. Quorum: A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board; but if less than a majority of the Directors are present at said meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice.

Section 8. Manner of Acting: The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by these By-Laws.

Section 9. Compensation: Directors as such shall not receive any salaries for their services, but nothing herein shall be construed to preclude any Director from serving the Corporation in any other capacity and receiving compensation therefor.

Section 10. Vacancies: Any vacancy occurring in the Board of Directors shall be filled by a majority vote of the remaining members of the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office.

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Section 11. Informal Action by Directors: Any action required by law to be taken at a meeting of Directors, or any action which may be taken at a meeting of Directors, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors.

ARTICLE VI
OFFICERS

Section 1. Officers: The officers of the Corporation shall be a President, one or more Vice Presidents (the number thereof to be determined by the Board of Directors), a Secretary, a Treasurer and such other officers as may be elected in accordance with the provisions of this Article. The Board of Directors may elect or appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed, from time to time, by the Board of Directors. Any two or more offices may be held by the same person, except the offices of President and Secretary and except the offices of President and Vice President.

Section 2. Election and Term of Office: The officers of the Corporation shall be elected annually by the Board of Directors at the regular annual meeting of the Board of Directors. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as possible. New offices may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his or her successor shall have been duly elected and shall have qualified.

Section 3. Removal: Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the Corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Section 4. Vacancies: A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section 5. President: The President shall be the principal executive officer of the Corporation and shall in general supervise and control all of the business and affairs of the Corporation. He or she shall preside at all meetings of the Members and of the Board of Directors. He or she may sign, with the Secretary or any other proper officer of the Corporation

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authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these By-Laws or by statute to some other officer or agent of the Corporation; and in general he or she shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

Section 6. Vice President: In the absence of the President, or in the event of his inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice President in the order of their election) shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Any Vice President shall perform such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

Section 7. Treasurer: If required by the Board of Directors, the Treasurer shall give a bond of the faithful discharge of his or her duties in such sum and with such surety or sureties as the Board of Directors shall determine. He or she shall have charge and custody of and be responsible for all funds and securities of the Corporation; receive and give receipts for monies due and payable to the Corporation from any source whatsoever, and deposit all such monies in the name of the Corporation in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of Article VII of these By-Laws; and in general perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him or her by the President or by the Board of Directors.

Section 8. Secretary: The Secretary shall keep the minutes of the meetings of the Members and of the Board of Directors in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these By-Laws or as required by law; be custodian of the corporate records; keep a register of the post-office address of each Member which shall be furnished to the Secretary by such Member; and in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him or her by the President or by the Board of Directors.

Section 9. Assistant Treasurers and Assistant Secretaries: If required by the Board of Directors, the Assistant Treasurers shall give bonds for the faithful discharge of their duties in

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such sums and with such sureties as the Board of Directors shall determine. The Assistant Treasurers and Assistant Secretaries, in general, shall perform such duties as shall be assigned to them by the Treasurer or the Secretary or by the President or the Board of Directors.

ARTICLE VII
CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 1. Contracts: The Board of Directors may authorize any officer or officers, agent or agents of the Corporation, in addition to the officers so authorized by these By-Laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances.

Section 2: Checks, Drafts, Etc.: All checks, drafts, or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation, shall be signed by such officer or officers, agent or agents of the Corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instruments shall be signed by the Treasurer or an Assistant of the Treasurer and countersigned by the President or a Vice President of the Corporation.

Section 3. Deposits: All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board of Directors may select.

ARTICLE VIII
BOOKS AND RECORDS

The Corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its members, Board of Directors and committees having any of the authority of the Board of Directors, and shall keep at the registered or principal office, a record giving the names and addresses of the Members entitled to vote. All books and records of the Corporation may be inspected by any Member, or his agent or attorney for any proper purpose at any reasonable time.

ARTICLE IX
FISCAL YEAR

The fiscal year of the Corporation shall begin on the first day of January and end on the last day of December in each year.

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ARTICLE X
ASSESSMENTS

Section 1. Annual And Special General Assessments: The Board of Directors shall determine, and if necessary, levy and assess annual and special general assessments payable to the Corporation by the Members all in accordance with the Covenants for purposes of maintaining and repairing the Commons, and operating and paying the expenses of the Corporation; provided, however, that all Lots shall be assessed an equal amount.

Upon a two-thirds vote at any duly called meeting of the Corporation by the Members entitled to vote at such meeting, the Membership may determine, levy and/or assess a general special assessment payable to the Corporation for any other purpose, including but not limited to capital improvements of the Commons; provided, however, that such general special assessment shall be levied and assessed equally against each Lot, and provided, further, that such general special assessment shall be payable by each Member to the Corporation on identical terms and conditions.

Section 2. Specific Special Assessments: In addition to the assessments set forth at Section 1 above, the Board of Directors may from time to time determine, levy and assess specific special assessments payable to the Corporation by any individual Member for any expenses incurred by the Corporation in order to require the compliance by such individual Member with the Covenants. In the event any specific special assessment is made for purposes of requiring any individual Members compliance with the Covenants, such specific special assessment shall only be levied and assessed against the Lot or Lots owned by such individual Member, and shall not constitute a general assessment or levy against any other Member nor against any Lot owned by any other Member.

Section 3. Purpose of Assessments: Annual general assessments shall be used solely for the expenses of conducting the business of the Corporation, and paying the expenses of the operation, maintenance and repair of the Commons, including the upkeep of landscaping in the Commons, and snow removal from the Common Pedestrian Walkways located on the Property.

Special general assessments may be for any other expenses of whatever kind in order that the Board of Directors may comply with Article V, Section 2, and Article X, Section 2, of these By-Laws, as determined by a two-thirds vote, of the Members of the Corporation.

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Section 4. Payment of Assessments: Assessments, whether annual, special, or specific unless agreed upon by a two-thirds vote of the Membership, shall be payable within thirty (30) days after the mailing of written notice to any Member by the Board of Directors or any officer of the Corporation directed by the Board of Directors to provide notice of assessment to the Members.

Section 5. Default and Suspension of Membership: When any Member is in default in the payment of any annual, special or specific assessments, the Board of Directors may suspend the voting rights of such Member for any period during which any assessment remains unpaid. In addition, a late charge of ten percent (10%) interest on the unpaid amount of any such assessment shall be charged from and after the date such payment is due until paid in full.

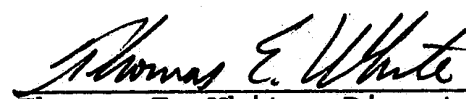
ARTICLE XI
AMENDMENTS TO BY-LAWS

These By-Laws may be altered, amended or repealed and new By-Laws may be adopted by a 2/3 vote of the Members present at any regular meeting or at any special meeting if at least ten (10) days' written notice is given of intention to alter, amend or repeal or to adopt new By-Laws at such meeting.

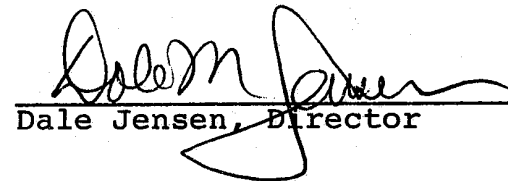
DATED the 28th day of March, 1991.



John C. Brager, Director



Thomas E. White, Director



Dale Jensen, Director

pg:bp

Exhibit "A"

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 4 AND LOTS 13 THROUGH 16 CASTLETON ADDITION, LOT 51 I.T., A PORTION OF LOT 74 I.T., A PORTION OF 78TH STREET ROW, AND A PORTION OF BALDWIN AVENUE ROW, ALL LOCATED IN THE N 1/2 OF SECTION 15 TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH. PM LANCASTER COUNTY NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NW CORNER OF SAID LOT 51 I.T., SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 51 I.T. A DISTANCE OF 985.40 FEET TO THE NE CORNER OF SAID LOT 51 I.T., THENCE SOUTH 0 DEGREES 00 MINUTES 50 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 51 I.T. A DISTANCE OF 1322.56 FEET TO THE SE CORNER OF SAID LOT 51 I.T., THENCE SOUTH 16 DEGREES 05 MINUTES 05 SECONDS EAST, A DISTANCE OF 91.87 FEET TO A POINT, THENCE SOUTH 6 DEGREES 18 MINUTES 22 SECONDS EAST, A DISTANCE OF 97.32 FEET TO A POINT, THENCE SOUTH 0 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 60.86 FEET TO A POINT, THENCE SOUTH 7 DEGREES 56 MINUTES 24 SECONDS WEST, A DISTANCE OF 111.39 FEET TO A POINT, THENCE SOUTH 16 DEGREES 26 MINUTES 09 SECONDS WEST, A DISTANCE OF 85.64 FEET TO A POINT, THENCE SOUTH 22 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 73.62 FEET TO A POINT, THENCE SOUTH 27 DEGREES 14 MINUTES 06 SECONDS WEST, A DISTANCE OF 87.93 FEET TO A POINT, THENCE SOUTH 40 DEGREES 25 MINUTES 51 SECONDS WEST, A DISTANCE OF 94.71 FEET TO A POINT, THENCE SOUTH 54 DEGREES 22 MINUTES 48 SECONDS WEST, A DISTANCE OF 94.71 FEET TO A POINT, THENCE SOUTH 68 DEGREES 19 MINUTES 45 SECONDS WEST, A DISTANCE OF 94.71 FEET TO A POINT, THENCE SOUTH 19 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 51.21 FEET TO A POINT, THENCE SOUTH 0 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 531.54 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 74 I.T., THENCE SOUTH 89 DEGREES 19 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 74 I.T. A DISTANCE OF 170.01 FEET TO THE SE CORNER OF LOT 75 I.T., THENCE NORTH 0 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 75 I.T. A DISTANCE OF 567.86 FEET TO A POINT, THENCE SOUTH 89 DEGREES 19 MINUTES 08 SECONDS WEST, A DISTANCE OF 500.04 FEET TO A POINT ON THE WEST LINE OF SAID LOT 74 I.T., THENCE NORTH 0 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 74 I.T. A DISTANCE OF 721.13 FEET TO A POINT ON THE SOUTH LINE OF BALDWIN AVE. ROW, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE SOUTH ROW LINE OF SAID BALDWIN AVE. A DISTANCE OF 110.00 FEET TO A POINT, THENCE NORTH 0 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH ROW LINE OF SAID BALDWIN AVE., THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 16 THROUGH 13 CASTLETON ADDITION A DISTANCE OF 1205.61 FEET TO THE SW CORNER OF SAID LOT 13, THENCE NORTH 0 DEGREES 05 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF LOTS 13 AND 4 CASTLETON ADDITION A DISTANCE OF 1260.28 FEET TO THE NW CORNER OF SAID LOT 4, THENCE NORTH 89 DEGREES 39 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 4 THROUGH 1 CASTLETON ADDITION A DISTANCE OF 1314.23 FEET TO THE NE CORNER OF SAID LOT 1, THENCE NORTH 0 DEGREES 01 MINUTES

Exhibit "A"

23 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 51 I.T. A DISTANCE OF 33.01 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 86.74 ACRES MORE OR LESS.

NOTE: It is specifically acknowledged, agreed and understood that the above and foregoing legal description includes Regent Heights Addition to Lincoln, Lancaster County, Nebraska, further described as Lots 1 thru 11, inclusive, and Outlot "B", Regent Heights Addition, Lincoln, Lancaster County, Nebraska

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CASTLETON REGHE
CHECKED
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LANCASTER COUNTY, NEBR.
Dan Jalko
REGISTER OF DEEDS

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