

AFTER FILING, PLEASE RETURN TO:  
Ronald L. Comes  
McGRATH, NORTH, MULLIN & KRATZ, P.C.  
First National Tower, Suite 3700  
1601 Dodge Street  
Omaha, Nebraska 68102

NOTICE OF TERMINATION OF DECLARANT STATUS  
AND APPOINTMENT OF SUCCESSOR DECLARANT  
PURSUANT TO  
DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF A PART OF  
RIDGEWOOD, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA

This Termination of Declarant Status and Appointment of Successor Declarant is made pursuant to the Declaration of Covenants, Conditions, Restrictions and Easements of a part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated March 5, 2007 and recorded with the Douglas County Register of Deeds on March 7, 2007, as Instrument No. 2007025645, Miscellaneous Records, as amended and modified by the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated March 3, 2008, and recorded with the Douglas County Register of Deeds on March 6, 2008, as Instrument No. 2008022052, the Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated December 4, 2008, and recorded with the Douglas County Register of Deeds on December 8, 2008, as Instrument No. 2008116189, the Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated June 6, 2012, and recorded with the Douglas County Register of Deeds on June 13, 2012, as Instrument No. 2012057304, the Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated August 6, 2012, and recorded with the Douglas County Register of Deeds on August 10, 2012, as Instrument No. 2012078881, the Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated January 3, 2014, and recorded with the Douglas County Register of Deeds on January 13, 2014, as Instrument No. 2014002647, the Sixth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated May 31, 2015 and recorded with the Douglas County Register of Deeds on June 15, 2015, as Instrument 2015047596 and the Seventh Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated February 28, 2016 and recorded with the

Douglas County register of Deeds on April 11, 2016, as Instrument 2016026013 (as amended the "Declaration"), by Paramount Land Company, LLC, an Iowa limited liability (the "Second Successor Declarant").

Preliminary Statement

The Declaration was initially made by Dial Ridgewood, L.L.C., a Nebraska limited liability company (the "Original Declarant") in connection with the development of real estate legally described as follows:

Lots 1 through 123, inclusive, in Ridgewood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (referred to collectively as the "Lots" and individually as each "Lot");

and

Lots 124 through 137, inclusive, and Lot 143 in Ridgewood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 138 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 6, a subdivision, as surveyed, platted and recorded in Douglas County Nebraska, Lot 139 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 3, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 140 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 9, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 141 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 8, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and Lot 142 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 7, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (collectively, the "Duplex Lots");

and

Lots 1, 2 and 3, Ridgewood Replat 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (collectively the "Senior Housing Lots");

and

Outlots A, B, C, D and E, inclusive, in Ridgewood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (collectively the "Outlots").

Ridgewood Holdings, L.L.C., a Nebraska limited liability company ("First Successor Declarant") has previously succeeded to the interest of the Original Declarant in the following:

Lots 1-4, 6-24, 27-67, 69, 71, 73, 74, 76-81, 83-88, 90-100, 102-104, 108-118, 120-137, and 143 in Ridgewood, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, Lot 138, in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 6, a subdivision, as surveyed, platted and recorded in Douglas County Nebraska, Lot 140 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 9, a subdivision, as

surveyed, platted and recorded in Douglas County, Nebraska, Lot 141 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 8, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 142 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 7, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska and Lots 2 and 3, Ridgewood Replat 1, a replat of Lots 144 and 146, in Ridgewood, located in the Southeast  $\frac{1}{4}$  of Section 11, Township 16 North, Range 11 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska.

Second Successor Declarant has succeeded to the interest of the First Successor Declarant in the following:

Lots 1 - 4, 11, 20 - 21, 32 - 34, 40 - 55, 78 - 79, 81, 94 - 97, 109 - 112, 121 - 137 and 143 in Ridgewood, Bennington, Douglas County, Nebraska, Lot 138, in Ridgewood, now known as Lots 1 and 2 Ridgewood Replat 6, a subdivision, as surveyed, platted and recorded in Douglas County Nebraska, Lot 140 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 9, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 141 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 8, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 142 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 7, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and the Declarant Rights under the Declaration.

I. Notice of Termination of Status as Declarant

Second Successor Declarant desires to terminate its status as Declarant under the Declaration and to provide the Ridgewood Homeowners Association (the "Association") the opportunity to appoint itself or another entity, association or individual to serve as Declarant, all as provided in Article IV, Section 4 of the Declaration.

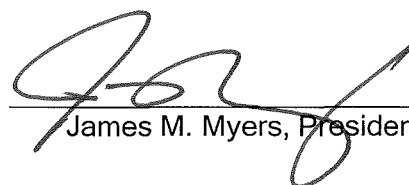
NOW, THEREFORE, pursuant to the authority granted in Article IV, Section 4 of the Declaration, Second Successor Declarant hereby:

1. Files this Notice of Termination of Status as Declarant, terminating its status as Declarant under the Declaration.
2. Provides the Association the opportunity to appoint itself or another entity, association or individual to serve as Declarant, all as provided in Article IV, Section 4 of the Declaration.

[Signature Page Follows]

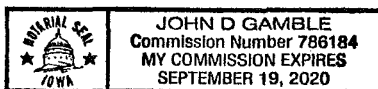
IN WITNESS WHEREOF, Second Successor Declarant has executed this Notice of Termination of Declarant Status as of the 28 day of September, 2018.

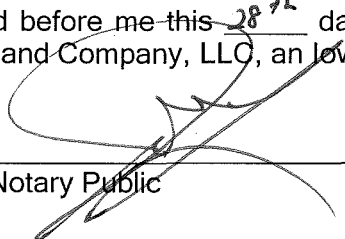
PARAMOUNT LAND COMPANY, LLC, an  
Iowa limited liability company

By:   
James M. Myers, President

STATE OF IOWA                    )  
  ) ss.  
COUNTY OF POLK                )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2018, by James M. Myers, President of Paramount Land Company, LLC, an Iowa limited liability company, on behalf of the company.



  
Notary Public

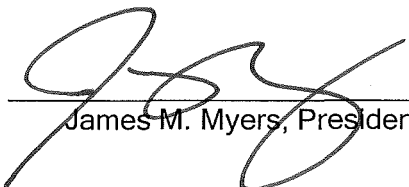
## II. Appointment of Successor Declarant

Upon the filing of the foregoing Notice of Termination of Declarant Status, the Association desires to appoint itself to serve as Declarant pursuant to Article IV, Section 4 of the Declaration, with the same authority and powers as the original Declarant.

NOW THEREFORE, pursuant to the authority created in Article IV, Section 4 of the Declaration, upon the filing of the foregoing Notice of Termination of Declarant Status the Association appoints itself to thereafter serve as Declarant with the same authority and powers as the original Declarant.

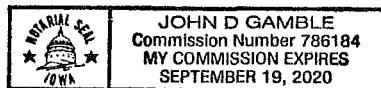
IN WITNESS WHEREOF, Association has executed this Appointment of Successor Declarant as of the 28 day of September, 2018.

RIDGEWOOD HOMEOWNERS  
ASSOCIATION, a Nebraska corporation

By:   
James M. Myers, President

STATE OF IOWA                    )  
  ) ss.  
COUNTY OF POLK                )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2018, by James M. Myers, President of Ridgewood Homeowners Association, a Nebraska corporation, on behalf of the corporation.



  
\_\_\_\_\_  
Notary Public