

# 55.50

44339. LOT

*Don Jolte*

REGISTER OF DEEDS

JUN 23 P 3:47

LANCASTER COUNTY, NE

INST. NO 2000

026958

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**NOTICE OF ASSIGNMENT OF DECLARANT RIGHTS**

This Notice of Assignment of Declarant Rights ("Notice") is made and entered into as of this 13 day of June, 2000, by **Wilderness Ridge, L.L.C.**, a Nebraska limited liability company ("Wilderness Ridge") and **Bob Hoback and Louayne Hoback**, husband and wife, d/b/a C&H Custom Homes (collectively "Hoback").

See Exhibit "A" for Legal Description

WHEREAS, Wilderness Ridge is the Declarant under the Declaration of Covenants, Conditions, Restrictions and Easements for Wilderness Ridge Townhomes filed with the Lancaster County Register of Deeds Office on May 22, 2000, as Instrument No. 2000-21199 ("Covenants"); and

WHEREAS, capitalized terms not otherwise defined herein are defined in the Covenants; and

WHEREAS, Wilderness Ridge has sold the Townhome Property to Hoback and desires to assign certain of its rights and duties as Declarant under the Covenants to Hoback.

NOW THEREFORE, in consideration of the above, the undersigned agree as follows:

1. Assignment. Wilderness Ridge hereby assigns its rights and duties as Declarant under the provisions of Paragraphs 2.(a) and (b), 3(a) and 14 of Article III, and all of Article VI of the Covenants to Hoback, and Hoback agrees to accept such assignment and assume responsibility for such duties.

2. Assignment of Amendment Provision. Wilderness Ridge hereby assigns Hoback a partial interest in Wilderness Ridge's rights in Paragraph 3 of Article VII to unilaterally amend the Declaration, so that under Paragraph 3, Wilderness Ridge and Hoback may jointly, by their unanimous consent, amend the Declaration, in their full and absolute discretion, until such time that Wilderness Ridge and Hoback no longer have any interest in the Townhome Property. Neither Wilderness Ridge nor Hoback shall have the power to unilaterally amend the Declaration.

3. Release of Responsibility. By execution of this Notice, Wilderness Ridge is hereby relieved of any further responsibility as Declarant with respect to the provisions of the Covenants assigned to Hoback in paragraph 1 above.

STS PD Long \$145.00

3. Maintenance of Declarant Rights. Wilderness Ridge shall maintain all of its rights and duties as Declarant under the Covenants, except for those specifically assigned to Hoback herein.

IN WITNESS WHEREOF, the parties have executed this Notice as of the date set forth above.

**WILDERNESS RIDGE, L.L.C.,** a  
Nebraska limited liability company

By: **RIDGE DEVELOPMENT  
COMPANY,** a Nebraska corporation,  
Member

By: Thomas E. White  
Thomas E. White  
President of Development

By: John C. Brager  
John C. Brager  
President of Construction

By: **SOUTHVIEW, INC.,** a Nebraska  
corporation, Member

By: Gerald L. Schleich  
Gerald L. Schleich, President

By: **LARGE PARTNERSHIP, LTD.,** a  
Nebraska limited partnership, Member

By: Richard L. Large  
Richard L. Large, General Partner

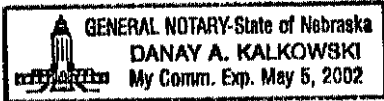
**"HOBACK"**

Bob Hoback  
Bob Hoback, a married person

Louayne Hoback  
Louayne Hoback, a married person

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

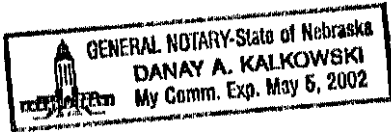
The foregoing was acknowledged before me this 4<sup>th</sup> day of May, 2000, by Thomas E. White, President of Development of Ridge Development Company, a Nebraska corporation, as a Member of **Wilderness Ridge, L.L.C.**, a Nebraska limited liability company, on behalf of the limited liability company.



Danay A. Kalkowski  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

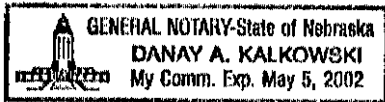
The foregoing was acknowledged before me this 4<sup>th</sup> day of May, 2000, by John C. Brager, President of Construction of Ridge Development Company, a Nebraska corporation, as a Member of **Wilderness Ridge, L.L.C.**, a Nebraska limited liability company, on behalf of the limited liability company.



Danay A. Kalkowski  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

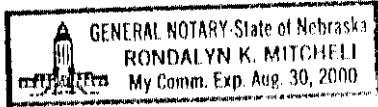
The foregoing was acknowledged before me this 4<sup>th</sup> day of May, 2000, by Gerald L. Schleich, President of Southview, Inc., a Nebraska, corporation, on behalf of the corporation as a Member of **Wilderness Ridge, L.L.C.**, a Nebraska limited liability company, on behalf of the limited liability company.



Danay A. Kalkowski  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

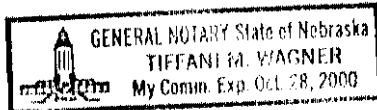
The foregoing was acknowledged before me this 22 day of May, 2000, by Richard L. Large, General Partner of Large Partnership, Ltd., a Nebraska limited partnership, as a Member of **Wilderness Ridge, L.L.C.**, a Nebraska limited liability company, on behalf of the limited liability company.



Rondalyn K. Mitchell  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

The foregoing was acknowledged before me this 13 day of June, 2000 by **Bob Hoback**, a married person, d/b/a C&H Custom Homes.



Tiffany M. Wagner  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

The foregoing was acknowledged before me this 13 day of June, 2000 by **Louayne Hoback**, a married person, d/b/a C&H Custom Homes.



Tiffany M. Wagner  
Notary Public

inclusive Exhibit "A"  
Lots 1 through 70, inculsive, Block 1, and Out Lot B, Wilderness Ridge Addition, Lincoln, Lancaster County, Nebraska