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**PARTIAL ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS  
PURSUANT TO THE  
THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS OF PART OF ARBOR RIDGE II**

This Assignment and Assumption of Declarant Rights is entered into by and between Gottsch Land Co., a Nebraska corporation ("Assignor") and Arbor Ridge II Homeowners Association, Inc., a Nebraska non-profit corporation ("Assignee").

WHEREAS, Assignor is the Declarant under that certain Declaration of Covenants, Conditions, Restrictions and Easements of Part of Arbor Ridge II, a Subdivision in Douglas County, Nebraska, which was recorded in the office of the Douglas County Register of Deeds on February 28, 2006 as Instrument No. 2006022496 (as amended, the "Declaration").

WHEREAS, Assignor desires to assign and Assignee desires to assume all of Assignor's rights, obligations and duties as Declarant under the Declaration except for the Retained Rights (as defined below).

NOW, THEREFORE, the parties hereto agree as follows:

1. Assignor hereby assigns to Assignee all of its rights, obligations and duties as Declarant under the Declaration except for the Retained Rights.
2. Assignee hereby assumes all of Assignor's rights, obligations and duties as Declarant under the Declaration except for the Retained Rights.
3. Accordingly, for all purposes other than the purposes relating to the Retained Rights, Assignee is hereby the Declarant under the Declaration effective immediately.
4. Notwithstanding the foregoing and anything herein to the contrary, Declarant shall retain the sole right to approve all plans and specifications relating to the construction of a single-family residence on any of the Lots (as defined in the Declaration), including the following unimproved lots (as of the date hereof), as set forth in more detail in Article I, paragraphs 1-4 of the Declaration:

Lots 4, 9, 15, 27, 28, 56, inclusive, Arbor Ridge 2<sup>nd</sup> Addition, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

In addition, Declarant shall retain all rights relating to any enforcement actions in connection with the completion of construction of any single-family residence on any of the Lots. The aforementioned rights shall be collectively referred to herein as the "Retained Rights". The Retained Rights shall automatically transfer to Assignee upon completion of construction of a single family home on every Lot that is subject to the Declaration in accordance with plans and specifications approved by Declarant in accordance with the terms of the Declaration.

5. This Assignment and Assumption of Declarant Rights shall be indexed and recorded against all of the following legally described property:

Lots 1 through 10, inclusive, 15 through 34, inclusive, 37 through 110, inclusive, and 150 through 158, inclusive all in Arbor Ridge 2<sup>nd</sup> Addition, a subdivision as surveyed, platted and recorded in Dougals County, Nebraska, Lots 1 through 30, Arbor Ridge 2<sup>nd</sup> Addition Replat 1, a subdivision as surveyed, platted and recorded in Dougals County, Nebraska and Lot 1, Arbor Ridge 2<sup>nd</sup> Addition Replat 2, a subdivision as surveyed, platted and recorded in Dougals County, Nebraska

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IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on the day and year set forth below.

ASSIGNOR:

Gottsch Land Co., a Nebraska corporation

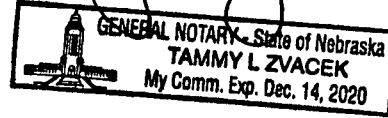
By: [Signature]  
Name: Jeff Jackson  
Its: VP

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF DOUGLAS )

Before me, a notary public, in and for said county and state, personally came Jeff Jackson, VP of Gottsch Land Co., a Nebraska corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be her voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and Notarial Seal this 8th day of June, 2017.

[Signature]  
Notary Public



ASSIGNEE:

Arbor Ridge II Homeowners Association, Inc.,  
a Nebraska non-profit corporation,

By: Tyler D. Ramm  
Name: Tyler D. Ramm  
Its: President

STATE OF NEBRASKA                    )  
  )ss.  
COUNTY OF DOUGLAS                )

Before me, a notary public, in and for said county and state, personally came Tyler Ramm, President of Arbor Ridge II Homeowners Association, Inc., a Nebraska non-profit corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and Notarial Seal this 8<sup>th</sup> day of June, 2017.

Tammy L Zvacek  
Notary Public

