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Recording fees paid:

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Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

By: lam



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**ASSIGNMENT AND ASSUMPTION  
OF DECLARANT RIGHTS**

**THIS ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS** ("Assignment") is made and entered into effective this \_\_\_ day of January, 2020, by and between Legacy Homes Omaha, LLC, a Nebraska limited liability company ("Assignor"), and Highlands Ridge Homeowners Association, a Nebraska nonprofit corporation ("Assignee").

**WHEREAS**, the Lots (defined herein) are subject to the terms of that certain Declaration of Covenants, Conditions, Restrictions and Easements of Highlands Ridge, a Subdivision in Sarpy County Nebraska recorded with the Sarpy County, Nebraska Register of Deeds on February 27, 2014 as Instrument No. 2014-04045 (the "CC&Rs");

**WHEREAS**, Assignor, as successor in interest to Oakwood Homes of Nebraska, a Delaware limited liability company, is the Declarant under the CC&Rs;

**WHEREAS**, concurrent herewith, and pursuant to Paragraph 4 of Article IV of the CCR&Rs, Assignor desires to convey to Assignee the rights of Assignor as Declarant under the CC&Rs and Assignee desires to assume such rights.

**NOW, THEREFORE**, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Assignment.** Assignor as of the date hereof, does hereby assign, transfer, convey and deliver to Assignee, Assignor's rights as Declarant under the CC&Rs (collectively, the "Assigned Rights").
2. **Assumption.** Assignee hereby accepts Assignor's assignment of the Assigned Rights and by such assignment shall be deemed to be the Declarant under the CC&Rs.
3. **Successors and Assigns.** This Assignment shall inure to the benefit of, and be binding upon, the respective legal representatives, successors and assigns of the parties hereto.

Rec Highland Ridge HOA  
280 North 115th St  
Omaha NE 68154

Ret Sky Park Business Solutions  
280 North 115th St  
Omaha NE 68154-3501

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

Lots 1 through 95, inclusive, all in Highlands Ridge, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska (collectively, the "Lots"); and

*[Remainder of page intentionally left blank]*

IN WITNESS WHEREOF, the parties have executed this Assignment and Assumption of Declarant Rights as of the date first above written.

**ASSIGNOR:**

Legacy Homes Omaha, LLC,  
a Nebraska limited liability company

By: [Signature]  
Name: SCOTT KINKAID  
Its: CEO

**ASSIGNEE:**

Highlands Ridge Homeowners Association,  
a Nebraska nonprofit corporation

By: [Signature]  
Name: Kris SIME  
Its: Board President

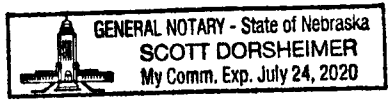
STATE OF NEBRASKA )  
 )ss.  
COUNTY OF Darby )

Before me, a notary public, in and for said county and state, personally came Scott Kinkaid, the CEO of Legacy Homes Omaha, LLC, a Nebraska limited liability company, 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 limited liability company.

Witness my hand and Notarial Seal this 17 day of January, 2020.

[Signature]  
Notary Public

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF Douglas )



Before me, a notary public, in and for said county and state, personally came Kris SIME, the Board President of Highlands Ridge Homeowners Association, a Nebraska nonprofit 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 17<sup>th</sup> day of January, 2020.

[Signature]  
Notary Public

