

2014-07200

04/14/2014 8:36:14 AM

Clay J. Dowling

REGISTER OF DEEDS

COUNTER D C.E. D
VERIFY D D.E. D
PROOF P
FEES \$ 16.00
CHECK# 5757
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____



PARTIAL ASSIGNMENT OF DECLARANT STATUS

This Assignment of Declarant Status (this "Assignment") is made and entered into this 3rd day of April, 2014 by and between Val Vista, LLC, a Nebraska limited liability company ("Assignor") and Val Vista Villas Owners Association, Inc., a Nebraska non-profit corporation ("Assignee").

Recitals

WHEREAS, Assignor is the lawful Declarant under the Declaration of Covenants, Conditions, Restrictions and Easements of Val Vista Villas filed on August 12, 2002, instrument number 2002-30876 of the Sarpy County Register of Deeds (the "Declaration");

WHEREAS, the real estate subject to the Declaration is legally described as follows:

Lots 1 through 4, inclusive, 122, 123, and 136 through 179, inclusive, of Val Vista, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

WHEREAS, Article VII, Section 4 of the Declaration provides that some or all of the rights of the Declarant may be assigned;

WHEREAS, the Assignor wishes to assign certain rights and duties of the Declarant to Assignee, and the Assignee wishes to assume the rights and duties of the Declarant under the Declaration.

NOW, THEREFORE, in consideration of the foregoing, the Assignor and Assignee agree as follows:

1. Assignor hereby assigns to Assignee all of Assignor's rights as Declarant under the Declaration **except that** Assignor hereby reserves the exclusive right to act as Declarant and Architectural Control Committee with respect to the initial construction of improvement upon the Lots. Assignee shall act as Architectural Control Committee only with respect to the repair, modification, enhancement or reconstruction of residential structures or other improvement commenced after the completion of initial residential construction.

2. The Assignee accepts the foregoing assignment and assumes all rights and duties assigned by this Agreement.

Return to:
Mark J. LaPuzza
Pansing Hogan Ernst & Bachman, LLP
10250 Regency Circle, Suite 300
Omaha, Nebraska 68114

RME

3. Assignee represents and acknowledges to Assignor that Assignee has examined the Declaration and as a result of such examination and not in reliance upon any representations or statements of Assignor accepts the assignment from Assignor as stated herein.

VAL VISTA VILLAS OWNERS ASSOCIATION, INC., a Nebraska non-profit corporation, Assignee

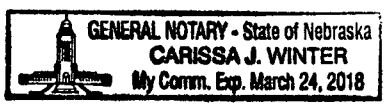
By: [Signature]
Printed Name: GARY R Lee
Title: President

VAL VISTA, LLC, a Nebraska limited liability company, Assignor

By: [Signature]
Printed Name: Tim Young
Title: Member

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

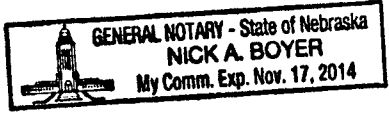
The foregoing instrument was acknowledged before me this 3rd day of April, 2014, by Gary Lee, President of Val Vista Villas Owners Association, Inc., a Nebraska non-profit corporation, on behalf of the Corporation.



[Signature]
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 3 day of APRIL, 2014, by Tim Young, MEMBER of Val Vista, LLC, a Nebraska limited liability company, on behalf of the company.



[Signature]
Notary Public