

**BYLAWS
OF
LAKEWOOD VILLAGES II TOWNHOMES ASSOCIATION, INC.
AMENDED JANUARY 23, 2012**

**ARTICLE I
NAME AND LOCATION**

The name of the corporation is Lakewood Villages II Townhomes Association, Inc., hereinafter referred to as the "Corporation." The principal office of the Corporation shall be located at 4910 Fountain Drive, Papillion, NE 68133, but meetings of Members and Directors may be held at such places within the State of Nebraska, County of Sarpy, as may be designated by the Board of Directors.

**ARTICLE II
DEFINITIONS**

Section 1. "Corporation" shall mean and refer to Lakewood Villages II Townhomes Association, Inc., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additional properties as may hereafter at any time be brought within the jurisdiction of the Corporation.

Section 3. "Lot" shall mean and refer to those plots of land shown as Lots 1 through 64, inclusive, in Lakewood Villages Replat 7 being a Replat of Lots 1 through 64, inclusive, in Lakewood Villages Replat 2, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; together with any additional properties as may hereafter at any time be brought within the jurisdiction of the corporation.

Section 4. "Owner" shall mean and refer to the record owner, whether one or more persons or entities of the fee simple title to any townhome unit or Lot which is a part of the Properties, but excluding in all cases those having any such interest merely as security for the performance of any obligation. If a townhome unit or Lot is sold under a recorded contract of sale, the purchaser (rather than the fee Owner) will be considered the Owner.

Section 5. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Register of Deeds of Sarpy County, Nebraska and as hereafter amended from time to time.

Section 6. "Member" shall mean and refer to those persons entitled to Membership as provided in the Declaration.

ARTICLE III MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the Members shall be held on January 9th, 2005, and each subsequent regular annual meeting of the Members shall be held-in January at a date and time agreed upon by the Board of Directors.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4) of all the votes of the Class A Membership.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of each notice to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Corporation, or supplied by such Member to the Corporation for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of Membership shall constitute a quorum for any action except as otherwise provide in the Articles of Incorporation, the Declaration, or the Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote therat shall have power to adjourn the meeting from time to time without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall automatically cease upon conveyance by the Member of his/her Unit or Lot. In order to ensure that a quorum is present for all meetings of the Members, and to allow for orderly management of the Corporation's affairs, it shall be the duty of each Member to attend such Member meetings or execute and deliver to the Corporation a continuing proxy prepared by the officers of the Corporation. This continuing proxy shall operate in lieu of the actual attendance at the meeting by the specific Member and shall be void if the Member personally attends that meeting to exercise the Member's right to vote. An Owner may provide a superseding proxy to be voted by his duly authorized attorney in fact for one specific meeting only. The proxy shall be subject to the terms of the Nebraska Nonprofit Corporation Act concerning revocability and life span of the proxy. Failure to attend personally or by proxy is a violation of the Declaration and these Bylaws. The continuing proxy shall be voted by the President of the Corporation or by a Member of the Association appointed by the Board of Directors, in his or her discretion at any Members meeting. The continuing proxy shall provide on its face that it is valid on a continuous basis for an indefinite period of time (subject to limitations in effect from time to time under the Nebraska Nonprofit Corporation Act) or for a specified period of time or until revoked in writing by the specific Owner. All proxies shall be in writing and filed with the Secretary of the Corporation. Each proxy shall be freely revocable and shall automatically cease when the member giving such proxy shall cease to be an Owner of a Lot or at such earlier time as shall be specified in the proxy or by operation of law.

Section 6. Informal Action by Members. Any action required to be taken at a meeting of the Members, or any action which may be taken at a meeting of the Members, may be taken without a meeting if in writing, setting forth the proposed action to be taken, and signed by Members holding at least eighty percent (80%) of the voting power. Such consent shall have the same force and effect as a unanimous vote of Members and may be stated as such in any articles or document filed with the Secretary of State under applicable state law.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Corporation shall be managed by a Board of a minimum of three (3) Directors who must be members of the Association.

Section 2. Term of Office. At the first annual meeting, the Members shall elect one Director for a term of one year, one Director for a term of two years, and one Director for a term of three years; and at each annual meeting thereafter, the Members shall elect one Director for a term of three (3) years.

Section 3. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the Members of the Corporation. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No Director shall receive compensation for any service he/she may render to the Corporation. However, any Director may be reimbursed for his/her actual expenses incurred in the performance of his/her duties.

Section 5. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors setting forth the action so taken. Any action so approved in this manner shall have the same effect as a unanimous vote taken at a meeting of the Directors.

Section 6. Telephone Meetings. Members of the Board of Directors or any committee appointed by the Board of Directors may participate in a meeting of such Board or committee by means of a conference telephone or similar communications equipment by which all persons participating in the meeting can hear each other at the same time. Participation by such means shall constitute presence in person at a meeting.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a Member of the Board of Directors, and two or more Members of the Corporation. The Nominating Committee shall be

appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations shall be made from among members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The person receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held annually without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Corporation, or by any two Directors, after not less than three (3) days notice to each Director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power to:

- a.** Suspend the voting rights of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Corporation. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations
- b.** Exercise for the Corporation all powers, duties and authority vested in the Membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;
- c.** Declare the office of a Member of the Board of Directors to be vacant in the event such Member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

- d. Employ a manager, an independent contractor, or such other employees as they deem necessary, and to set their compensation and prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

- a. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A Members who are entitled to vote;
- b. Supervise all officers, agents and employees of this Corporation, and to see that their duties are properly performed;
- c. As more fully provided in the Declaration, to:
 - 1. Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;
 - 2. Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
 - 3. Assign a late fee if assessment is not paid by the 10th of each month.
 - 4. Foreclose the lien against any property for which assessments are not paid within sixty (60) days after due date or to bring an action at law against the Owner personally obligated to pay the same.
- d. Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- e. Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- f. Cause the Lots and townhome Units to be maintained in accordance with the Declaration; and
- g. Enforce all covenants, conditions, and restrictions affecting any Lot or Owner as set forth in the Declaration.

**ARTICLE VIII
OFFICERS AND THEIR DUTIES**

Section 1. Enumeration of Offices. The officers of this Corporation shall be a President and Vice President, who shall at all times be Members of the Board of Directors, a

Secretary, and a Treasurer, who are not required to be Members of the Board and other such officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of this Corporation shall be elected annually by the Board and each shall hold office for three (3) years unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Corporation may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. Any two or more offices may be held by the same person, except the offices of President and Secretary and except the offices of President and Vice President.

Section 8. Duties. The duties of the officers are as follows:

a. President. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, contracts, and other written instruments and discharge such other duties as may be required of him by the Board. The President or designated representative(s) shall co-sign all checks and promissory notes.

b. Vice President. The Vice President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

c. Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Corporation together with their addresses, and shall perform such other duties as required by the Board.

d. Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Corporation and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Corporation; keep proper books of account; cause an annual audit of the Corporation books to be made by an experienced auditor, or a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the Membership at its regular annual meeting, and deliver a copy of each to the Members.

ARTICLE IX COMMITTEES

The Corporation may appoint an Architectural Control Committee, as provided in the Declaration, and shall appoint a Nominating Committee, as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purposes and powers.

ARTICLE X BOOKS AND RECORDS

The books, records and papers of the Corporation shall at all time, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation, and the Bylaws of the Corporation shall be available for inspection by any Member at the principal office of the Corporation, where copies may be purchased at a reasonable cost.

ARTICLE XI ASSESSMENTS

As more fully provided in the Declarations, each Member is obligated to pay to the Corporation annual assessments which are secured by a continuing lien upon the Lot or townhome Unit against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of sixteen percent (16%) per annum, compounded annually, and the Corporation may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Lot or townhome Unit, and interest, costs, and attorney's fees of any such action shall be added to the amount of such assessment and be recoverable by the Corporation as part of the assessment. No Owner may waive or otherwise escape liability of the assessments provided for herein by performing his/her own Lot maintenance to be provided by the Corporation or by transferring or conveying the Lot or townhome Unit.

**ARTICLE XII
ADDITIONAL ASSESSMENTS/LATE FEES**

The assessments levied by the Association shall be used exclusively for the expenses, charges, and costs of the operation of the Association and the exterior maintenance of the Lots and Units. Such assessments are in addition to the annual assessment and include but are not limited to the following:

Section 1. Fence Fees. A surcharge is set annually by the lawn maintenance contractor and approved by the Board, to Owners with fences and/or yards that require special access and/or handling. Owners subject to surcharge will receive notice by March 15, with payment due no later than April 15 of that year.

Section 2. Late Fees. Annual assessments may be paid monthly. They are due by the first of the month and must be paid by the 10th of the month. Payments received after the 10th of the month are subject to a \$20 late fee.

Section 3. Paint Fees. There shall be no exterior painting of a townhome Unit by the owner. As it is the responsibility of the Association, a surcharge is calculated by the Board of Directors based upon the estimate of the painting contractor and the size and structure of the Unit. This surcharge is determined annually and may be paid monthly, in addition to the assessment.

**ARTICLE XIII
WAIVER OF NOTICE**

Whenever any notice is required to be given to any Member or Director of the Corporation under the provisions of the Articles of Incorporation, these Bylaws, the Declaration, or the Nebraska Nonprofit Corporation Act, a waiver thereof in writing, signed by the person entitled to such notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice.

**ARTICLE XIV
INDEMNIFICATION OF DIRECTORS, OFFICERS,
EMPLOYEES AND AGENTS**

To the extent permitted by law, the Corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, other than an action by or in the right of the Corporation, by reason of the fact that he or she is or was a Director, officer, employee or agent of the Corporation against expenses, including attorney fees, judgments, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the

best interests of the Corporation, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful.

To the extent permitted by law, the Corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the Corporation to procure a judgment in its favor by reason of the fact that he or she is or was a Director, officer, employee or agent of the Corporation, or is or was serving at the request of the Corporation as a Director, officer, employee or agent of another Corporation, partnership, joint venture or other enterprise, against expenses, including attorney fees, actually and reasonably incurred by him or her in connection with the defense or settlement of such action or suit if he or she acted in good faith and in a manner he or she reasonably believed to be in or not opposed to the best interest of the Corporation.

To the extent permitted by law, the Corporation shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee or agent of the Corporation against any liability asserted against him or her and incurred in such capacity or arising out of his or her status as such, whether or not the Corporation would have the power to indemnify him or her against such liability.

The indemnity provided for by this Article XIV shall not be deemed to be exclusive of any other rights to which those indemnified may be otherwise entitled, nor shall the provision of this Article XIV be deemed to prohibit the Corporation from extending its indemnification to cover other persons or activities to the extent permitted by law or pursuant to any provision in these Bylaws.

ARTICLE XV PROHIBITION AGAINST SHARING IN CORPORATE EARNINGS

No Director, officer, or employee of or Member of a committee of or person connected with the Corporation, or any other private individual shall receive any of the net earnings or pecuniary profit from the operations of the Corporation provided, however, this provision shall not prevent the payment to any such person of such reasonable compensation for services rendered to or for the Corporation in effecting any of its purposes as shall be fixed by the Board of Directors, and no such person or persons shall be entitled to share in the distribution of any of the corporate assets upon the dissolution of the Corporation.

ARTICLE XVI AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of the majority of a quorum of Members present in person or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

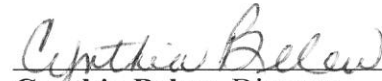
**ARTICLE XVII
MISCELLANEOUS**

The fiscal year of the Corporation shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of the incorporation.

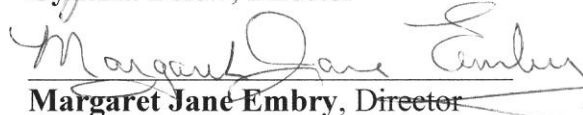
IN WITNESS WHEREOF, we, being all of the Directors of Lakewood Villages II Townhomes Association, Inc., have hereunto set our hands this January 23, 2012.



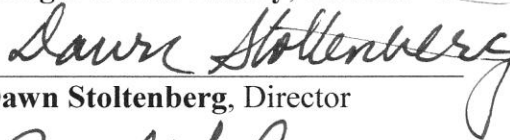
Jodi Pesek, Director



Cynthia Belew, Director



Margaret Jane Embry, Director



Dawn Stoltenberg, Director



Earl (Monte) Cox, Director