RESTATED AND AMENDED BY-LAWS
OF
THE HAMLET HOMEOWNERS ASSOCIATION, INC.

ARTICLE I
NAME AND LOCATION

The name of the Corporation is The Hamlet Homeowners Association, Inc., hereinafter referred to as the "Association". The principal office of the corporation shall be as designated by the Board of Directors from time to time, and meetings of Members and Directors may be held at such places within Nebraska as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

All terms shall be defined in accordance with the definitions contained in the Declaration of Covenants, Restrictions and Easements of The Hamlet Homeowners Association and any amendments thereto (the "Declaration").

ARTICLE III
MEMBERSHIP

Section 1: Membership. The membership of the Association shall consist of the owners of Lots 1, 2, 3, 4, 5, 6, 7, 140, 141, 142, 143,144, 145, 146, 147, 148, 149, 150, 151, 152, 153 and 154, inclusive, all within Montclair West Replat, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska. Membership in the Association shall be mandatory and no owner during his or her ownership of a lot shall have the right to relinquish or terminate his membership in the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.

Section 2: Succession. The membership of each owner shall terminate when (s)he ceases to be an owner of a Lot, and membership in the Association shall automatically be transferred to the new owner succeeding to such ownership interest. All assessments shall be fully earned and non-refundable.

ARTICLE IV
MEMBERSHIP MEETINGS

Section 1: Annual Meeting. The annual meeting of the Association shall be held on the third Saturday in February in a location, and time to be designated by the Board. Each annual meeting shall be for the purpose of electing Directors and transacting any other business authorized to be transacted by the Members.

Section 2: Special Meetings. Special meetings shall be held whenever called by the President or Vice-President or by a majority of the Association's Board of Directors, and must be

Section 4: Removal. Any Director may be removed from the Board, with or without cause, by concurrence of a two thirds (2/3) majority of the votes cast by the quorum present at any regular or special meeting of the Association called for that purpose.

Section 5: Vacancies. In the event of the death, resignation or removal of a Director, a majority of the remaining Board members may select a successor to serve the remainder of the unexpired term.

ARTICLE VI
NOMINATION AND ELECTION OF DIRECTORS

Section 1: Nomination. Any Member in good standing shall have a right to be nominated and run for election to the Board of Directors. Nominations shall be submitted to the Board of Directors prior to the election, or, nominations may be made from the floor at the annual meeting of Members.

Section 2: Election. The election shall be by ballot (unless dispensed with by unanimous consent) and by a plurality of votes cast. Each person entitled to vote may vote for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

ARTICLE VII
MEETING OF DIRECTORS

Section 1: Regular Meeting. Regular meetings of the Board of Directors may be held at such times and places which are determined, from time to time, by a majority of the Association's Board of Directors. Notice of Regular meetings shall be given to each Director, personally or by mail, telephone or equivalent service, at least three (3) days prior to the date of any Regular meeting. Notice of meeting may be waived before or after any such meeting.

Section 2: Special Meetings. Special meetings of the Board of Directors may be held at the request of the President, Vice-President or Secretary, and must be held at the written request of two-thirds (2/3) of the Directors. Notice of special meetings shall be given to each Director, personally or by mail, telephone or equivalent service, at least five (5) days prior to the date of any special meeting. Such Notice shall state the time, date, place and purpose of the special meeting. Notice of meeting may be waived before or after any such meeting.

Section 3: Quorum. A quorum at Director's meetings shall consist of fifty (50%) percent or more of the votes thus represented of the entire Association's Board of Directors present at the meeting. The acts approved by a majority of those Directors present at any meeting at which a quorum is present shall constitute the acts of the Association, except where approval by a greater number of Directors is required by the Declaration or these By-Laws. If at any meeting of the Board of Directors less than a quorum is present, the majority of those present may adjourn the meeting until a quorum is present. Upon reconvening an adjourned meeting, any business called may be transacted without the necessity of providing any further notice.

Section 4: 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

e) To procure and maintain adequate liability insurance on property owned by the Association;

f) To cause all officers or employees having fiscal responsibilities to be bonded;

g) To enforce the Covenants of the Association and seek to preserve and maintain the integrity of the Association;

h) To cause all other affairs and business of the Association to be properly conducted and administered.

ARTICLE IX
OFFICERS AND THEIR DUTIES

Section 1: Enumeration of Officers. The executive officers of the Association shall consist of a President (who must also be a Director), a Vice-President, Treasurer, and Secretary.

Section 2: Election of Officers. The election of officers shall be made by a majority vote of the Board of Directors at the first meeting of the Board following each annual meeting of the Membership.

Section 3: Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless they shall sooner resign, or shall be removed, or otherwise become disqualified to serve.

Section 4: Special Appointments. The Board may elect such other officers as the affairs of the Association 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 by 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 a majority vote of the quorum present of the Directors. The officer elected to such vacancy shall serve for the remainder of the term of the officer they replaced.

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

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

a) President. The President shall be the Chief Executive Officer of the Association. The President shall, when present, preside at all meetings of the Members and all meetings of the Board. The President may sign contracts or other instruments which the Board has

Member; a copy shall be provided initially for the Owners of each Lot, and additional copies shall be made available for purchase by Members at reasonable costs.

ARTICLE XI
ANNUAL ASSESSMENTS

Section 1: Budget. The Board of Directors shall adopt a budget for each calendar year which shall include the estimated funds required to defray the costs of those duties and responsibilities undertaken by the Association pursuant to the Declaration.

Section 2: Assessments.

(a) All Owners shall be obligated to pay the estimated assessments imposed by the Board of Directors of the Association to meet its expenses. The expenses of the Association shall be assessed equally among all of the lot owners.

b) Each lot owner's obligation of payment of assessments shall begin on the first day of the following month in which the closing of the purchase of a Lot occurs. All assessments shall be fully earned and non-refundable.

(c) The Board of Directors shall base lot owners' assessments upon the cash requirements deemed to be necessary for the payment of all estimated expenses. Such expenses will include, but shall not be limited to, premiums for insurance, care of grounds, and legal and accounting fees, if any, on behalf of the lot owners under the Declaration and By-Laws of the Association for the creation of a reasonable contingency and reserve.

d) Pursuant to the provisions of the Declaration and By-Laws, the Board of Directors may levy such assessments for the purpose of defraying the cost of repair or reconstruction of the Improvements in the event of their damage.

e) The omission or failure to fix the assessment or deliver or mail a statement for any period shall not be deemed a waiver, modification or release of the owner's obligation to pay the same.

(f) Within thirty (30) days after adoption of any proposed budget for the Association, the Board of Directors shall provide a summary of the budget to all the lot owners, and shall set a date for a meeting of the lot owners to consider ratification of the Budget, which date shall not be less than fourteen (14) nor more than thirty (30) days after mailing of the summary. Unless at that meeting a majority of all the lot owners, or any larger vote specified in the Declaration, rejects the Budget, the Budget is ratified, whether or not a quorum is present. In the event the proposed Budget Is rejected, the periodic Budget last ratified by the Lot Owners shall be continued until such time as the Lot Owners ratify a subsequent budget proposed by the Board of Directors.

Section 3: Association Lien for Non-Payment of Common Expenses.

The Association shall indemnify and hold harmless each of its Directors and Officers, each member of any committee appointed by the Board, and Declarant, against any and all liability arising out of any acts or the Directors, Officers, Committee Members., Board, or Declarant or arising out of their status as Directors, Officers, Committee Members, or Declarant, unless any such act is a result of gross negligence or criminal Intent. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses including, by way of illustration but not of limitation, attorney's fees and costs reasonably incurred in connection with the defense of any claim, action or proceeding, whether civil, criminal, administrative or other, in which any such Director, Officer, Committee Member, or Declarant may be involved by virtue of such person having the status of a Director, Officer, Committee Member, or Declarant, provided, however, that such Indemnity shall not be operative with respect to any matters to which such person shall have been finally adjudged in such action or proceeding to be liable for gross negligence or criminal intent in the performance of his duties.

ARTICLE XIII
AMENDMENTS

These By-Laws may be changed, modified or amended, at a regular or special meeting of the Members by majority vote pursuant to the provisions under Article IV of these By-laws.

ARTICLE XIV
MISCELLANEOUS

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

These By-Laws have been approved by the members at a meeting held effective this 21 day of February, 2015

THE HAMLET HOMEOWNERS ASSOCIATION, INC.

BY: Renae L Loontjer
Renae Loontjer, President

BY: Rita Sandel
Rita Sandel, Vice-President

BY: Linda Thompson
Linda Thompson, Treasurer

BY: Natalia Pisetskaya
Natalia Pisetskaya, Secretary

BY: Eileen Welch
Eileen Welch, Board Member

BY: Beverly Jackson
Beverly Jackson, Board Member