

1768978

OFFICE OF THE COUNTY RECORDER
DAKOTA COUNTY, MINNESOTA
CERTIFIED THAT THE WITHIN INSTRUMENT
WAS RECORDED IN THIS OFFICE ON AND AT

2001 APR 25 A 9:00

DOC. NO. 1768978
JOEL T. BECKMAN, COUNTY RECORDER
BY [Signature] Deputy
FEE 15.00 SURCHARGE 4.50
CASH CHECK ESCROW

WELL CHARGE
CHARGE TO: _____
O/R _____

DO NOT REMOVE

1768978

*Campbell, Kriston
Law office*

**THIRD CERTIFICATE OF AMENDMENT
OF
DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
LAKEBRIDGE ASSOCIATION NO. 4**

I, KIM M. GONSHOROWSKI, President of Lakebridge Association No. 4, in accordance with ARTICLE IX GENERAL PROVISIONS, Section 3, and pursuant to the signatures of at least 75% of Association Lot Owners approving amendments (attached hereto as Exhibit A), do hereby certify that the Declaration of Covenants, Conditions and Restrictions of Lakebridge Association No. 4, dated June 22, 1978, and filed for record in the office of the Dakota County Recorder's Office on July 18, 1978, as document No. 516749, shall be amended as follows:

1. Article V. shall be amended to read as follows:

Section 1. No building, fence, wall or other structure, including patio enclosures, shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, heights, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an Architectural Committee composed of three (3) or more representatives appointed by the Board. The application to the Board shall include relevant information required by the Board and a non-refundable application fee approved by the Board for the costs of reviewing the application, maintaining records and any attorney fees. The non-refundable application fee shall be set by resolution

of the Board from time to time. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 2. The above-noted improvements must comply with any requirements set forth by the Board concerning materials, structural design and colors. It is necessary for the Owner to get board approval to move a gas meter, water spigot, dryer vent, crawl space vent, or electrical meter (as applicable). Owner may be required to execute a Release and Indemnification Agreement in favor of the Association as a condition of Board approval.

Section 3. The Owner shall be responsible for all costs associated with the alteration, construction or improvement, including, but not limited to: costs of construction, repair of damage caused related to the improvement, pro-rated insurance cost for improvement, interest and costs of collection of any amount required herein, including reasonable attorney fees.

Section 4. The Board may have necessary repairs or maintenance performed to the above-noted improvements or the Board may perform the necessary repairs or maintenance preceded by 60 days written notice to the Owner and failure of the Owner to properly maintain the structure or remove the structure within the 60 day notice period. Owner is required to pay for any siding and fence replacement due to said removal. Any cost incurred by the Board for repairs or maintenance to the improvement shall be the responsibility of the Owner and these costs, together with interest, costs of collection, and reasonable attorney's fees, shall be added to and become part of the assessment to which each lot is subject.

IN WITNESS WHEREOF, the Association has executed this instrument this 16 day of April, 2001.

LAKEBRIDGE ASSOCIATION NO. 4

BY: Kim M. Gonshorowski
Kim M. Gonshorowski

The foregoing instrument was acknowledged before me this 16th day of April, 2001, by Kim M. Gonshorowski, President of LAKEBRIDGE ASSOCIATION NO. 4, on behalf of said Association.

Judy Blanchard
Notary Public

DRAFTED BY:

Campbell Knutson, P.A.
Suite 317, Eagandale Office Center
1380 Corporate Center Curve
Eagan, MN 55121
AMP *Return*

