

THE VILLAGE AT ANDOVER STATION

KNOW ALL MEN BY THESE PRESENTS: That Bruggeman Properties, LLC, a Minnesota limited liability company, fee owner, and Andover Economic Development Authority, a body corporate and public under the laws of Minnesota, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lot 2, Block 2, ANDOVER STATION, except the West 35 feet thereof, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as THE VILLAGE AT ANDOVER STATION and do hereby donate and dedicate to the public for public use forever the circle and drainage and utility easements as shown on this plat.

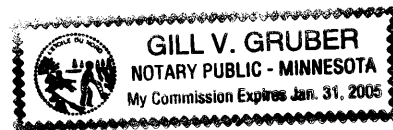
In witness whereof said Bruggeman Properties, LLC, a Minnesota limited liability company, fee owner, has caused these presents to be signed by its proper officer this 25th day of MARCH, 2004.

BRUGGEMAN PROPERTIES, LLC:

[Signature]
By: Paul S. Bruggeman, as President of
Bruggeman Properties, LLC

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 25th day of MARCH, 2004, by, Paul S. Bruggeman, as President of Bruggeman Properties, LLC, a Minnesota limited liability company on behalf of the company.



Gill V. Gruber
Notary Public, Minnesota
My Commission expires JAN. 31, 2005

In witness whereof said Andover Economic Development Authority, a body corporate and public under the laws of Minnesota, mortgagee, has caused these presents to be signed by its proper officers this 10th day of MAY, 2004.

ANDOVER ECONOMIC DEVELOPMENT AUTHORITY:

[Signature] as President
[Signature] as Executive Director

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 10th day of MAY, 2004, by, MICHAEL GAMACHE as PRESIDENT and WILL NEUHEISTER as EXECUTIVE DIRECTOR of Andover Economic Development Authority, a body corporate and public under the laws of Minnesota, on behalf of the corporation.



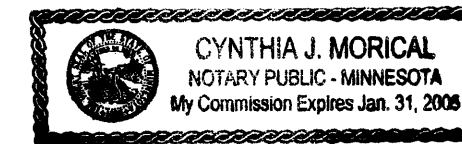
Michelle S. Martin
Notary Public, Minnesota
My Commission expires 1-31-05

I hereby certify that I have surveyed and platted the property described on this plat as THE VILLAGE AT ANDOVER STATION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined by MS 505.02, SUBD.1 or public highways to be designated on the plat other than as shown.

[Signature]
Kurt M. Kisch, Licensed Land Surveyor
Minnesota License No. 23968

STATE OF MINNESOTA
COUNTY OF ANOKA

The foregoing surveyor's certificate was acknowledged before me this 19th day of March, 2004 by Kurt M. Kisch, Licensed Land Surveyor.



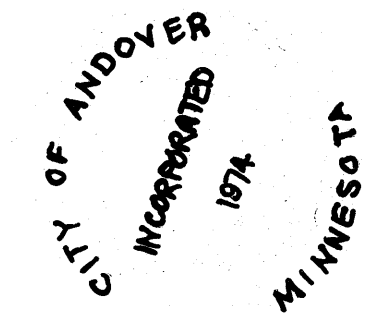
[Signature]
Notary Public, Minnesota
My Commission expires Jan. 31, 2005

ANDOVER, MINNESOTA

This plat of THE VILLAGE AT ANDOVER STATION was approved and accepted by the City Council of Andover, Minnesota at a regular meeting thereof, held this 16th day of DECEMBER, 2003. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd.2.

CITY OF ANDOVER, MINNESOTA

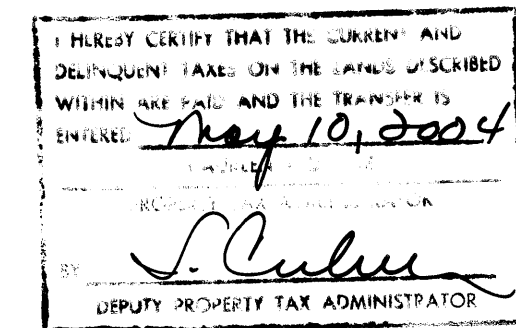
By: [Signature] Mayor By: [Signature] Clerk



This plat has been approved this 10th day of May, 2004

Larry O. Hoium
Anoka County Surveyor
by Charles F. Reizen
Deputy

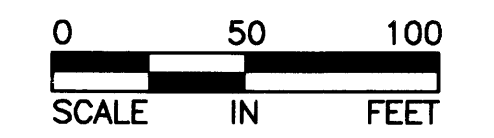
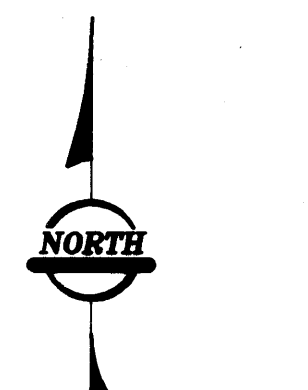
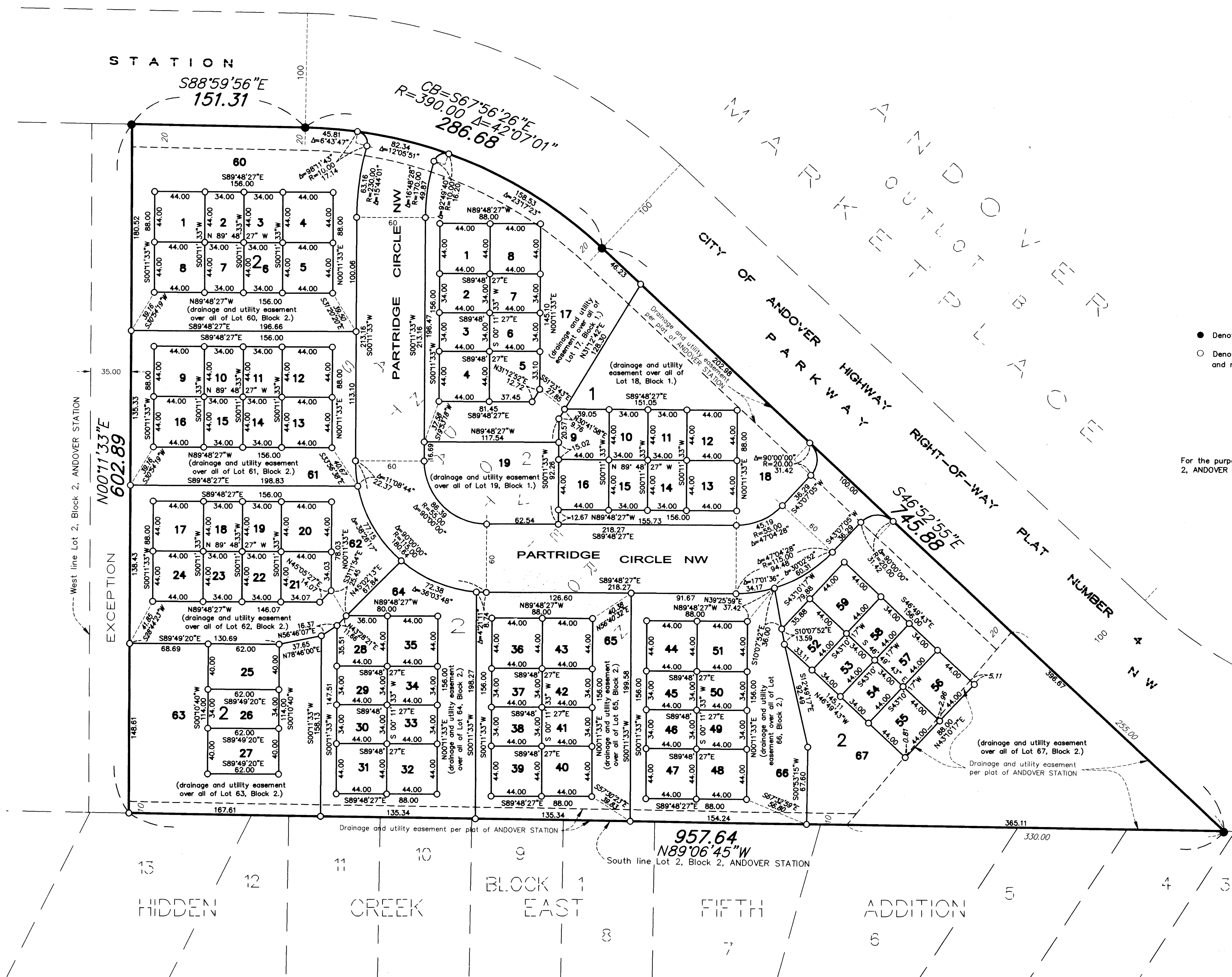
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
46627.0
I hereby certify that the within instrument was filed in this office on May 10, 2004 at 4:00 o'clock P M
Maureen J. Devine, Registrar of Titles
DJP
Deputy Registrar of Titles



RLK - Kuusisto, Ltd.

2004064873 \$2680.00

THE VILLAGE AT ANDOVER STATION



LEGEND

- Denotes found monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 23968.

For the purposes of this survey the South line of Lot 2, Block 2, ANDOVER STATION is assumed to bear $N89^{\circ}06'45''W$.



RLK - Kuusisto, Ltd.

2004064873 \$2680.00

ANOKA COUNTY MINNESOTA

Document No.: 485259.001 TORRENS

I hereby certify that the within instrument was filed in this
office for record on: 11 10 2005 10:35:00 AM

Fees/Taxes In the Amount of: \$128.00

MAUREEN J. DEVINE

Anoka County Property Tax

Administrator Recorder Registrar of Titles

TAP, Deputy

Record ID: 1622767

MR 26/289



485259.001

(Above Space is Reserved for Recording Information)

**FIRST AMENDMENT TO THE DECLARATION
OF
THE VILLAGE AT ANDOVER STATION TOWNHOMES
A Planned Community
(Common Interest Community Number 177)**

This First Amendment made this 19th day of September, 2005, by Bruggeman Homes, Inc., a Minnesota Corporation (the "Declarant")

RECITALS:

A. Declarant created The Village at Andover Station Townhomes (the "Planned Community") by recording the Declaration of The Village at Andover Station Townhomes, Common Interest Community Number 177 on May 26, 2004, as Document Number 467624.0 on the real property legally described and defined on Exhibit A of the Declaration as follows:

Lots 1 through 19, inclusive, Block 1, Lots 1 through 8, inclusive, Block 2, and Lot 60, Block 2, The Village at Andover Station, Anoka County, Minnesota.

B. The Planned Community initially consisted of three (8) eight-unit buildings containing a total of twenty four (24) Units and the Common Area described and defined in the Declaration and attached exhibits.

C. Section 18 of the Declaration granted Declarant rights to add additional real estate to the Declaration by unilateral action as permitted under Minn. Stat. § 515B.2-111 of the Minnesota Common Interest Ownership Act ("MCIOA") legally described and defined on Exhibit C of the Declaration as follows:

Lots 9 through 59, inclusive, Block 2 and Lots 61 through 67, inclusive, Block 2, The Village at Andover Station, Anoka County, Minnesota.

D. In accordance with Section 18 of the Declaration and MCIOA, Declarant now desires to add a portion of the additional real estate attached as Exhibit C to the Declaration by

filing this First Amendment to the Declaration. The following portion of the additional real estate is being added to the Planned Community by this amendment:

Lots 9 through 16, inclusive, Block 2 and Lot 61, Block 2, The Village at Andover Station, Anoka County, Minnesota. (collectively the "First Amendment Real Estate").

E. The intended improvements on the First Amendment Real Estate will consist of one building of eight (8) units. Declarant has paid, or made satisfactory provision for payment, of all taxes and other assessments due on the First Amendment Real Estate for any period before the recording of this First Amendment to the Declaration.

F. Declarant has obtained the consent, to the extent required, with the Federal Housing Administration and the Veteran's Administration to the addition of the First Amendment Real Estate to the Planned Community.

G. Declarant has complied with all other terms and conditions of the Declaration relating to the addition of the First Amendment Real Estate to the Planned Community.

NOW, THEREFORE, Declarant, as fee owner of the First Amendment Real Estate hereby (i) makes the following First Amendment to the Declaration pursuant to Section 18 of the Declaration, for the purpose of adding the First Amendment Real Estate to the Planned Community and (ii) specifies that the Declaration, as heretofore and hereafter amended, shall constitute covenants to run with the Property and the First Amendment Real Estate, and that the Declaration shall be binding upon the Declarant, its successors, assigns and all persons, including Declarant, who own a Unit in the Planned Community, together with their grantees, successors, heirs, executors, administrators, and assigns:

I. Definitions.

All words and terms used herein, unless specifically or by context otherwise defined, shall have the same definition as contained in the Declaration.

II. Addition of First Amendment Real Estate.

The Declarant declares that the First Amendment Real Estate is hereby added to the Planned Community and made subject to, and shall have the benefit of, the covenants, conditions, restrictions and easements set forth in the Declaration.

III. Common Area.

In addition to the Common Areas legally described and defined in the Declaration, that portion of the First Amendment Real Estate legally described as follows:

Lot 61, Block 2, The Village at Andover Station, Anoka County, Minnesota.

is hereby designated as Common Area and shall, upon filing of this Amendment, be conveyed by the Declaration to the Association.

IV. Reaffirmation.

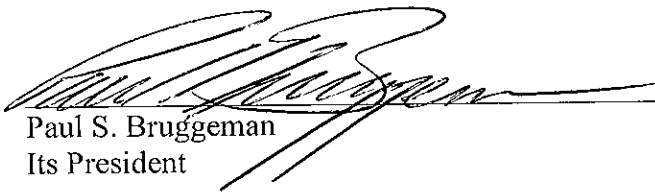
Except as previously amended, if at all, and as amended herein, the Declaration is hereby confirmed as originally recorded. The First Amendment Real Estate, the Units created thereon and all unit owners and occupants are hereby subjected to, made the beneficiaries of, and bound by the provisions of the Declaration as hereby or hereafter amended.

V. Additional Real Estate Remaining After This First Amendment.

After the addition of the First Amendment Real Estate to the Planned Community by this Amendment, the following legally describes the remaining additional real estate:

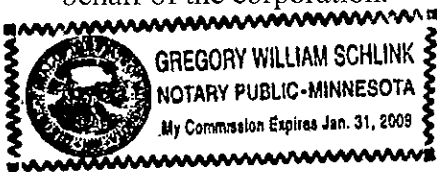
Lots 17 through 59, inclusive, Block 2 and Lots 62 through 67, inclusive, Block 2, The Village at Andover Station, Anoka County, Minnesota.

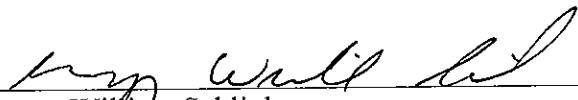
BRUGGEMAN HOMES, INC.
a Minnesota Corporation

by: 
Paul S. Bruggeman
Its President

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 19th day of September, 2005, by Paul S. Bruggeman, the President of Bruggeman Homes, Inc., a Minnesota corporation, on behalf of the corporation.




Gregory William Schlink,
Notary Public, Ramsey County, Minnesota
My commission expires January 31, 2009

This instrument was drafted by:

Steven La Berge
Bruggeman Homes, Inc.
3564 Rollingview Drive
White Bear Lake, MN 55110
(651) 770-2981

Affidavit of Service of Notice

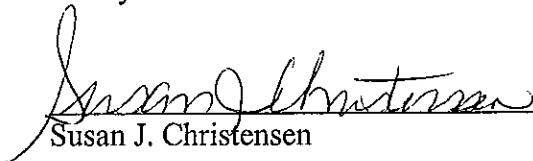
First Amendment to the Declaration of the Village at Andover Station Townhomes

State of Minnesota)
) ss
County of Ramsey)

Susan J. Christensen of Bruggeman Homes, Inc., being duly sworn, says:

- (a) that on the 18 day of August, 2005, she mailed with the United States Post Office in envelopes properly addressed to the "Unit Owner Entitled to Legal Notice" at each unit or to the unit owner at such other address as may be designated by notice from the unit owner with First Class postage prepaid, written notice of the First Amendment to the Declaration of the Village at Andover Station Townhomes as shown on the attached mailing list.

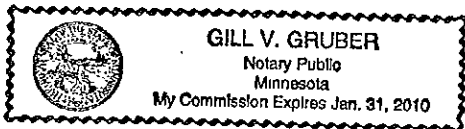
- (b) she included in each closing package for hand delivery at closing to a unit owner who acquired title during the period between the notice mailing and recording of the First Amendment to the Declaration addressed to the "Unit Owner Entitled to Legal Notice" as shown on the attached hand delivery list.

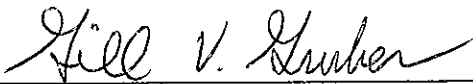


Susan J. Christensen

Subscribed and sworn to before me this

18 day of AUGUST, 2005





Gill V. Gruber
Notary Public, Ramsey County, Minnesota
My commission expires January 31, 2010

Mailing List:

Show list of all addresses mailed:

Unit Owner Entitled to Legal Notice

Street Address

City, State Zip

Hand Delivery List

Show list of all addresses hand delivered:

Unit Owner Entitled to Legal Notice

Street Address (of unit)

City, State Zip (of unit)

Exhibit C



**NOTICE REGARDING
FIRST AMENDMENT TO THE DECLARATION
OF THE VILLAGE AT ANDOVER STATION TOWNHOMES
Common Interest Community 177
A Planned Community**

Dear Unit Owner Entitled to Legal Notice:

The Village at Andover Station Townhomes was created as a "Flexible Common Interest Community" where Bruggeman Homes, Inc. (the "Declarant") can routinely add real estate to the common interest community as each additional building is built and closed. The original declaration recorded for The Village at Andover Station Townhomes included only the first 3 buildings totaling 24 units. Another building is being readied for occupancy and this amendment is to add this new building to your common interest community. Minnesota State Statutes require that we give you advance notice of Bruggeman Home's intention to file an amendment to the Declaration that will add real estate to The Village at Andover Station Townhomes. NO FURTHER ACTION is required from you.

THEREFORE, PLEASE TAKE NOTICE that Bruggeman Homes, Inc., the Declarant of The Village at Andover Station Townhomes Declaration, intends to add real estate to The Village at Andover Station Townhomes Planned Community under the right reserved in Section 18 of the Declaration and as disclosed in Item 3 of the Common Interest Community Disclosure. This notice is to inform you of the Declarant's intention to add real estate as required by law and NO FURTHER ACTION is required by you. Additional real estate will be routinely added to this common interest community as each additional building is built and closed. The legal description of the real estate being added to The Village at Andover Station Townhomes is:

Lots 9 through 16, Block 2 (Building No. 4 marketed as townhome sites 209 through 216) and Lot 61, (Common Area), The Village at Andover Station, Anoka County, Minnesota

Again, additional real estate will be routinely added to this common interest community as each additional building is built and closed. This notice is to inform you of the Declarant's intention to add real estate and NO FURTHER ACTION is required by you.

Bruggeman Homes, Inc. will provide a copy of the Amendment, at no cost to any unit owner, within five business days of any unit owner's request. To request a copy or if you have any questions, please feel free to contact Sue Christensen at (651) 209-1724.

Karissa Burman
13527 Partridge Circle
Andover, MN 55304

Bradley Zellman
13519 Partridge Circle
Andover, MN 55304

Patricia Kujawa
13633 Partridge Circle
Andover, MN 55304

Kedric & Penny Baldwin
13627 Partridge Circle
Andover, MN 55034

Ewurama Kwabi
13631 Partridge Circle
Andover, MN 55304

Molly Pufall
13629 Partridge Circle
Andover, MN 55304

Christopher Pagel/Dana Wallis
13625 Partridge Circle
Andover, MN 55304

Tricia Sycks
13642 Partridge Circle
Andover, MN 55304

Carol Biernat
13531 Partridge Circle
Andover, MN 55304

Michelle Wagner
13533 Partridge Circle
Andover, MN 55304

Rachel Hoskins & Dan Nord
13525 Partridge Circle
Andover, MN 55304

Michael & Audrey Maher
13637 Partridge Circle
Andover, MN 55304

Aaron Lewicki
13632 Partridge Circle
Andover, MN 55304

Matthew Schultz & Mary Schinzel
13640 Partridge Circle
Andover, MN 55304

Mark Sylvester & Jessica Dahline
13634 Partridge Circle
Andover, MN 55304

R. Miguel & Mai X. Meza
13523 Partridge Circle
Andover, MN 55304