

PARK VISTA TOWNHOMES

CITY OF BLAINE
COUNTY OF ANOKA

KNOWN ALL MEN BY THESE PRESENTS: That T.S.M. Development, Inc., a Minnesota corporation, owner, and MidAmerica Bank, a Minnesota corporation, mortgagee, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 3, Block 1, HALL-GILBERT ADDITION, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as PARK VISTA TOWNHOMES and do hereby donate and dedicate to the public for public use forever the street and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said T.S.M. Development, Inc. a Minnesota corporation, has caused these presents to be signed by its proper officer this 7 day of November, 1996.

Signed: T.S.M. Development, Inc.

By Sten O. Christ It's President

In witness whereof said MidAmerica Bank, a Minnesota corporation, has caused these presents to be signed by its proper officers this 7 day of November, 1996.

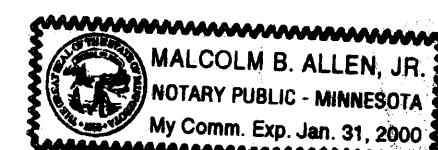
Signed: MidAmerica Bank

By [Signature] It's Senior Vice President

By Ben G. Ohlander It's Vice President

STATE OF MINNESOTA
COUNTY OF Anoka

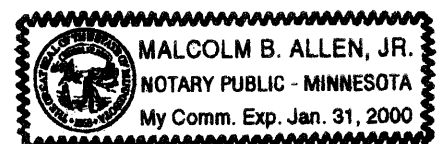
The foregoing instrument was acknowledged before me this 7th day of November, 1996, by Steven A. Schmitt, as President of T.S.M. Development, Inc., a Minnesota corporation on behalf of the corporation.



[Signature]
Notary Public, Anoka County, Minnesota
My Commission expires Jan. 31, 2000

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 7th day of November, 1996, by John B. Hermanson, as senior vice president and by Ben G. Ohlander, as vice president of MidAmerica Bank, a Minnesota corporation on behalf of the corporation.



[Signature]
Notary Public, Anoka County, Minnesota
My Commission expires Jan. 31, 2000

I, Walter J. Gregory, hereby certify that I have surveyed and platted the property described on this plat as PARK VISTA TOWNHOMES, that this plat is a correct representation of the 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, that the outside boundary lines are correctly designated on the plat and that there are no wetlands or public highways to be designated other than as shown.

Walter J. Gregory
Walter J. Gregory, Land Surveyor
Minnesota Registration No. 14889

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate by Walter J. Gregory, Minnesota Registration No. 14889, was acknowledged before me this 31st day of October, 1996.



Joyce C. Holm
Notary Public, Hennepin County, Minnesota
My Commission expires Jan. 31, 2000

BLAINE, MINNESOTA

This plat of PARK VISTA TOWNHOMES was approved and accepted by the City Council of Blaine, Minnesota, at a regular meeting thereof held this 21st day of November, A.D., 1996. 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.

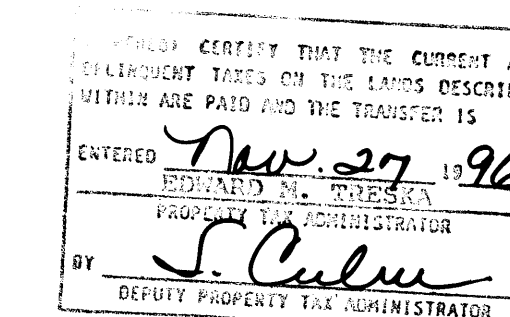
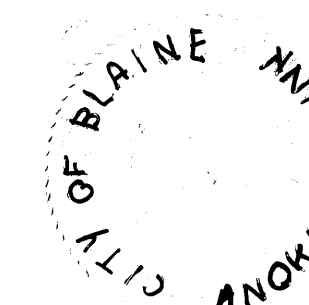
CITY COUNCIL OF BLAINE, MINNESOTA

By Tom Payne Mayor Pro Tem
By Roger W. Frank Manager

This plat has been checked and approved this 27th day of Nov, 1996.

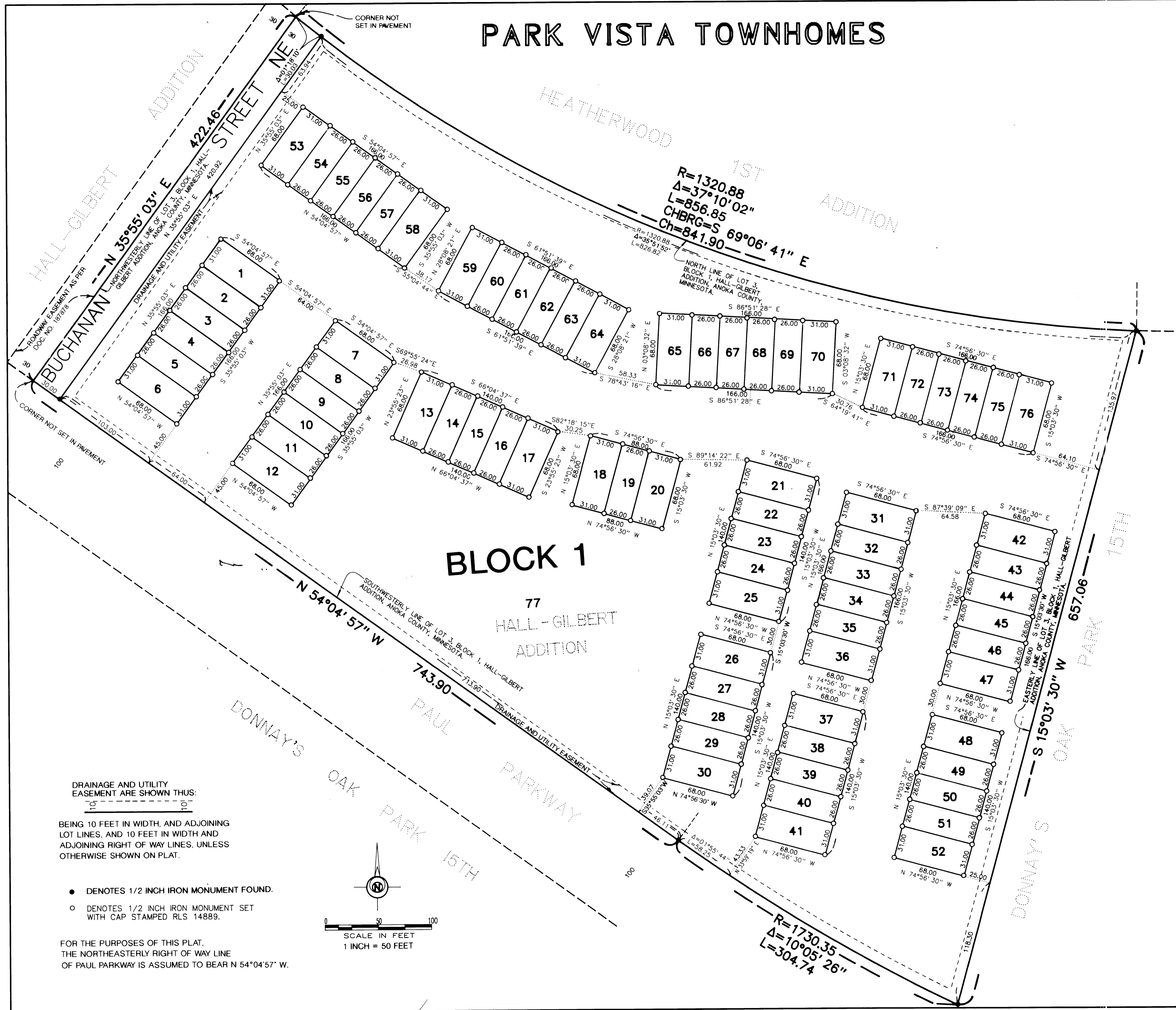
Merlyn D. Anderson
Merlyn D. Anderson
Anoka County Surveyor

290092
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on NOV 27 1996 at 2 O'CLOCK P.M.
Edward M. Treska, Registrar of Titles
By Katherine Beer Deputy Registrar of Titles



CITY OF BLAINE
COUNTY OF ANOKA

PARK VISTA TOWNHOMES

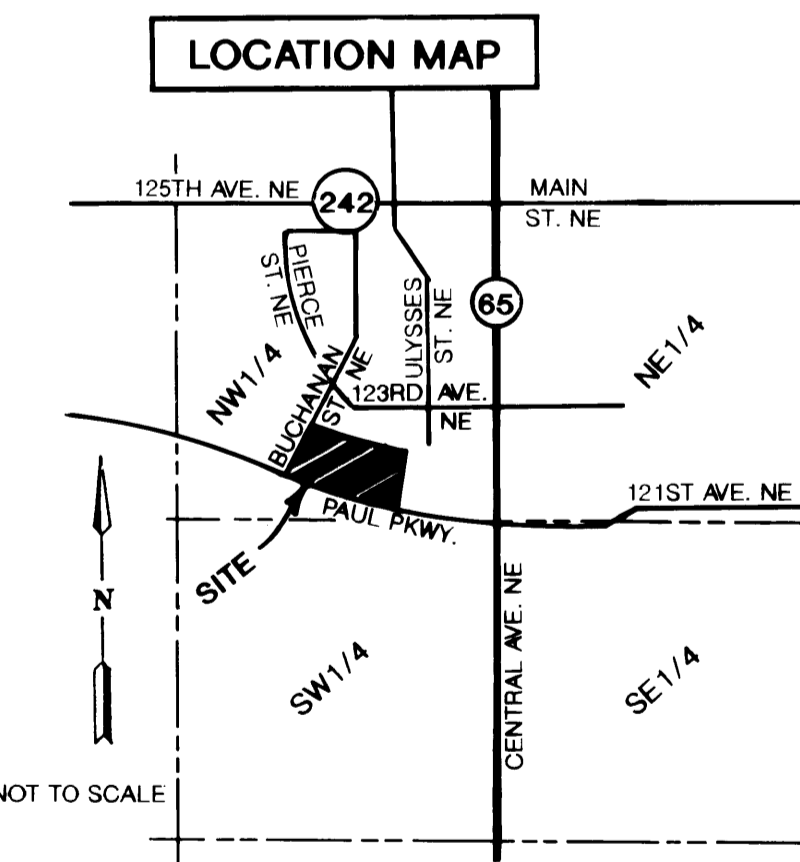
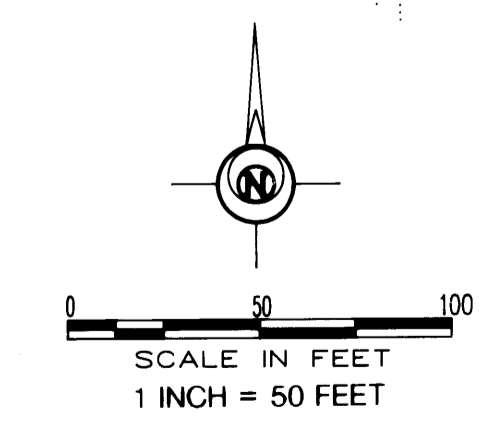


DRAINAGE AND UTILITY EASEMENT ARE SHOWN THUS:

BEING 10 FEET IN WIDTH, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON PLAT.

- DENOTES 1/2 INCH IRON MONUMENT FOUND.
- DENOTES 1/2 INCH IRON MONUMENT SET WITH CAP STAMPED RLS 14889.

FOR THE PURPOSES OF THIS PLAT, THE NORTHEASTERLY RIGHT OF WAY LINE OF PAUL PARKWAY IS ASSUMED TO BEAR N 54°04'57\" W.



SEC. 8, T. 31, R. 23
CITY OF BLAINE

ALL PLATS ARE MAINTAINED ON A SEPARATE MICROFICHE IN A SEPARATE SECTION RESERVED FOR PLATS. FULL SIZE COPIES OF PLATS ARE STILL AVAILABLE FOR VIEWING.

MUNICIPALITY: Blaine CERTIFIED BY: [Signature] ON 11-27-96

MAP # 1818 PLAT BOOK: 14 OF Journo PAGE 26

DOC. DATE: 11-7-96 NO. OF PAGES: 2 TRACT BOOK: 12 PAGE 70

PLAT SHORT NAME: PARK VISTA Townhomes

LONG NAME: PARK VISTA Townhomes

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
T	08-31-23-24-0004	1088405	N	TSM Development, Inc.	(fee)
				Mid America Bank (mortgage)	

FILED BY: Steve Schmitt PHONE: 576-9121

TAXPAYER NAME: TSM Dev.

ADDRESS: 2516 4th Ave. N.

CITY: Orono STATE: Mn ZIP: 55303

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1-77	1				

DELO & CURRENT TAXES ARE PAID: INITIALS: [Signature] DATE: 11-25-96

DIV. NO.: _____
DIV. FEE: \$2,350.

NO COPY

Receipt # <u>2811</u>	<input type="checkbox"/> Certified Copy
Date/Time: <u>11-27-96/14:00</u>	<input type="checkbox"/> Tax Liens/Release
Doc. Order <u>1 of 1</u>	<input type="checkbox"/> Multi-Occ. Doc. Tax Paid
Check # <u>KB</u> Fees <u>59.50</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> Lost
Record # <u>Owner</u> Fees <u>350.00</u>	<input checked="" type="checkbox"/> Written <input type="checkbox"/> CAC
Debit/Debit # <u>80100</u> Plns. <u>A</u>	<input type="checkbox"/> Copy <input type="checkbox"/> Other
# of New Certs.: <u>0</u> Types <u>Comp. Levy</u>	
Comp. document <u>1</u>	

EX 253 PG 6 80100

DOCUMENT NO. 290092.0 TORRENS

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE

FOR RECORD ON **NOV 27 96**

AT **2:00 PM** AND WAS DULY RECORDED.

FEES AND TAXES IN THE AMOUNT OF **\$2409.50** PAID.

RECEIPT NO. **96082811**

EDWARD M. TRESKA

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY **JLG**
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

290092.0 TORRENS
TSM DEVELOPMENT INC
222 MONROE ST
ANOKA, MN 55303

305310

DECLARATION FOR NEW CIC

THIS PAGE IS NOT PART OF THE ORIGINAL DOCUMENT PRESENTED FOR RECORDING

Added by Anoka County Recorder for posting only.

MUNICIPALITY: Blaine CHECKED BY: [Signature] ON 12-24-97

MAP # 1978 PLAT BOOK TYPE: _____

DOC. DATE: 9-11-97 NO. OF PAGES: 10 TRACT BOOK: _____ PAGE _____

CIC SHORT NAME: CIC NO 60 Park Vista TH

LONG NAME: BY DECLARATION Common Interest Community No 60
Park Vista Townhomes Planned Community

A/T	PARENT PINS	THRU
T	08-31-23-23-0100	0102
T	_____ 24-0028	0029
	Also Part to	
T	08-31-23-23-0088	0099
T	_____ 0103	0108
T	_____ 24-0082	

A/T	PARENT PINS	THRU
	Adds Lots	
	13 to 17	
	to CIC	

DELINQUENT TAXES ARE PAID: INITIALS: [Signature] DATE: 1-5-98
[Signature] [Signature] 12-24-97

DIV. NO.: _____

305310

8

COMMON INTEREST COMMUNITY NUMBER 60
Planned Community

RETURN TO: TC 122707
LAND TITLE, INC.

Park Vista Townhomes

THIRD AMENDMENT TO DECLARATION

This Third Amendment to Declaration is made as of the 11th day of September, 1997, by Shade Tree Construction, Inc., a Minnesota corporation (the "Declarant" in the below-described Declaration) pursuant to the provisions of MINN. STAT. Chapter 515B, known as the Minnesota Common Interest Ownership Act (the "Act"), for the purpose of amending the Declaration dated December 18, 1996, filed _____, as Document No. 305306, files of the Registrar of Titles in and for Anoka County, Minnesota ("Declaration").

WHEREAS, the Declaration has been amended by a First Amendment to Declaration dated 4-15-97, filed in said Registrar's Office on _____ as Document No. 305308 ("First Amendment"); and

WHEREAS, the Declaration has been amended by a Second Amendment to Declaration dated 4-17-97, filed in said Registrar's Office on _____ as Document No. 305309 ("Second Amendment"); and

WHEREAS, Declarant is the owner of all real property legally described in Exhibit A (the "Property to be Added"), which property is located within the plat of Park Vista Townhomes; and

WHEREAS, Park Vista Townhomes Homeowners Association, a Minnesota non-profit corporation, is the owner of the real property described in Exhibit B (the "Common Elements"), located within the plat of Park Vista Townhomes, Anoka County, Minnesota; and

WHEREAS, T.S.M. Development, Inc. ("TSM") owns the real property legally described on Exhibit C attached hereto (the "Additional Real Estate") which is under an

deed in
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1/2/98

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ignod, au
JP

option contract with Declarant, and the Declarant has the option to acquire the Additional Real Estate from TSM and add all or part of the Additional Real Estate to the Property.


THEREFORE, Declarant makes this Third Amendment to the Declaration to add the Property to be Added in Exhibit A to the common interest community, and declares that the text of this Amendment shall be included whenever reference is made to the "Declaration" in any of the Governing Documents of the Association.

1. ***Exercise of Declarant Rights.*** The Declarant does hereby exercise its special Declarant right to add Additional Real Estate, as reserved in the Declaration at Section 16.1.
2. ***The Property.*** The term Property described in the Declaration is hereby amended to include the Property to be Added described on Exhibit A. The unit identifier assigned to each Unit formed in the Property to be Added is the lot and block numbers and the subdivision name.
3. ***Reallocation of Interests.*** The votes in the Association and the Common Expense liabilities of each Unit added to the planned community under this Amendment shall be allocated equally with all Units, as provided in Section 4.2 of the Declaration.
4. ***No Additional Limited Common Elements.*** There are no Additional Limited Common Elements or Common Elements formed by the addition of the Property to be Added.
5. ***Compatibility of Units.*** Any Units, including Dwellings and other structures, created upon the Property to be Added are compatible with other Dwellings, structures and Units which are part of the Property in terms of architectural style, quality of construction, principal materials employed in construction and size, subject (i) to any changes required by governmental authorities or lenders and (ii) to any interior and minor exterior changes made by Declarant to meet changes in the market.
6. ***Inclusion of the Additional Real Estate.***
 - a. The Declarant specifically reserves the special Declarant right to add the Additional Real Estate to the planned community which shall terminate five (5) years after the date of recording of the Declaration or upon earlier express written withdrawal of such right by Declarant or a successor Declarant, unless extended by a vote of the Owners pursuant to Section 515B.2-106(2) of the Act. There are no other limitations on Declarant's rights hereunder, except as may be imposed by law; provided that the FHA and VA shall have the right prior to such addition to approve such addition and determine that the addition of the Additional Real Estate is in accord with the general plan heretofore approved by them.

- b. The Additional Real Estate is described in Exhibit C. The Additional Real Estate may be added to the Property in parcels of one or more platted lots, or portions thereof.
 - c. Declarant makes no assurances as to the time at which all or any part of the Additional Real Estate will be added to the Property, the order in which it will be added, the number of parcels per phase nor the size of the parcels. Declarant is under no obligation to add the Additional Real Estate to the Property, and the Additional Real Estate may be developed by Declarant or its successors in interest for other purposes, subject only to approval by the appropriate governmental authorities.
 - d. The maximum number of Units that may be created within the Additional Real Estate described as such on the date of this Second Amendment is 58. All units created on the Additional Real Estate shall be restricted exclusively to residential use.
 - e. Any Units, including Dwellings and other structures, created upon the Additional Real Estate, when and if added, shall be compatible with other Dwellings, structures and Units which are part of the Property in terms of architectural style, quality of construction, principal materials employed in construction and size, subject (i) to any changes required by governmental authorities or lenders and (ii) to any interior and minor exterior changes made by Declarant to meet changes in the market.
 - f. All covenants and restrictions contained in the Declaration affecting the use, occupancy and alienation of Units shall apply to all Units created on the Additional Real Estate.
 - g. The statements made in Sections (c) through (f) above shall not apply to any Additional Real Estate which is not added to the Property.
7. ***The Property.*** The term Property, as that term is defined in the Declaration, as amended, shall include all properties described on Exhibit D attached hereto and made a part hereof.
8. ***Effect of this Document.*** All of the other terms, conditions, covenants, restrictions, easements, rights and responsibilities, not specifically altered by this Third Amendment to Declaration remain unaltered and unaffected by the provisions of this document.

IN WITNESS WHEREOF, the undersigned has executed this Third Amendment to Declaration the day and year first set forth in accordance with the requirements of the Act.

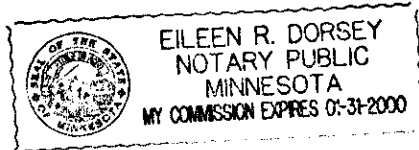
Shade Tree Construction, Inc.

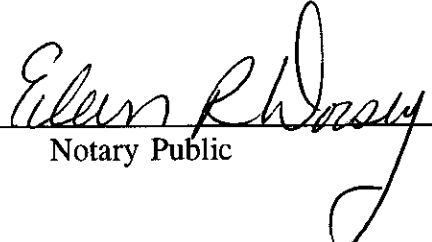
By 
Mark L. Strandlund
Its: President

STATE OF MINNESOTA)

COUNTY OF Ramsey) ss.

On this 11 day of Sept., 1997 personally appeared before me, Mark L. Strandlund, known to be the person named in and who executed the foregoing instrument, as president of Shade Tree Construction, Inc., a Minnesota corporation, on behalf of the corporation.




Notary Public

Drafted by:

Tyson & Bromander, P.A.
1660 South Highway 100
Suite 532
Minneapolis, MN 55416
(612) 546-6010

COMMON INTEREST COMMUNITY NO. 60

Park Vista Townhomes

EXHIBIT A

SCHEDULE OF UNITS/LEGAL DESCRIPTION OF PROPERTY

Lots 13 through 17, inclusive, Block 1, Park Vista Townhomes,
Anoka County, Minnesota.

83350

COMMON INTEREST COMMUNITY NO. 60

Park Vista Townhomes

EXHIBIT B

DESCRIPTION OF COMMON ELEMENTS

Lot 77, Block 1, Park Vista Townhomes, C.I.C. No. 60, Anoka County, Minnesota.

COMMON INTEREST COMMUNITY NO. 60

Park Vista Townhomes

EXHIBIT C

DESCRIPTION OF ADDITIONAL REAL ESTATE

Lots 18 through 52, inclusive, and Lots 59 through 76, inclusive,
Block 1, Park Vista Townhomes, Anoka County, Minnesota.

*21 to 52 +
65 to 76 + 81 to 80*

COMMON INTEREST COMMUNITY NO. 60

Park Vista Townhomes

EXHIBIT D

DESCRIPTION OF THE PROPERTY

Lots 1 through 17, inclusive, Lots 53 through 58, inclusive, and Lot 77, Block 1, Park Vista Townhomes, C.I.C. No. 60, Anoka County, Minnesota.

CONSENT TO THIRD AMENDMENT TO DECLARATION

The undersigned, being the record holder of that certain mortgage executed by T.S.M. Development, Inc., a Minnesota corporation, and Shade Tree Construction, Inc., a Minnesota corporation, dated August 19, 1996, filed August 19, 1996 as Document Number 285602, in the amount of \$220,000.00, in favor of Contractors Cooperative Finance Company, which mortgage was amended by an amendment to mortgage filed as Document Doc. No. 292267 in said Registrar's Office, and fully consents to the Declaration dated December 18, 1996, filed as Document No. 305306, and hereby fully consents to the filing of the Third Amendment to Declaration to which this Consent is attached, and hereby fully consents to all of the easements, conditions, covenants, restrictions, and other terms contained in the Declaration and in the Third Amendment.

Contractors Cooperative
Finance Company

By: Steven A. Schmitt

Steven A. Schmitt

Its: President

STATE OF MINNESOTA)

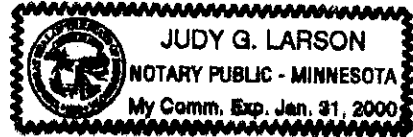
)

ss.

COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 5th day of December, 1997, by Steven A. Schmitt, the President of Contractors Cooperative Finance Company, a Minnesota cooperative corporation, on behalf of the corporation.

Judy G. Larson
Notary Public



13-17/1

TORRENS

Receipt # <u>5005/820⁵⁰</u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>12/24/97, 10:20</u>	<input type="checkbox"/> Tax Liens / Releases
Doc. Order <u>\$</u> of <u>\$</u>	<input type="checkbox"/> Multi-Co Doc Tax Pd
✓ by: Recordability: <u>Jep</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Filing Fees: <u>20.50</u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Well Certificate Received this Date: _____	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec
Refund Rect # _____	<input type="checkbox"/> Other <input type="checkbox"/> No Change
From Cert. # <u>83350</u> A# of New Certs.: <u>0</u>	Notes: _____
Tract Updated: _____ / _____	Comp. Entry _____
Typed _____	Comp. Complete _____
BK <u>262</u> PG <u>310</u> NO <u>83350</u>	

DOCUMENT NO. 305310.0 TORRENS
ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
 FOR RECORD ON DEC 24 97
 AT 10:20 AM AND WAS DULY RECORDED.
 FEES AND TAXES IN THE AMOUNT OF \$20.50 PAID.

RECEIPT NO. 98005005
 EDWARD M. TRESKA
 ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
 EIC
 BY _____
 DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

Memorialize Doc. # 305306
305308

*Memorials added at request
 due to clerical error*

305310.0 TORRENS
 LAND TITLE INC
 SUITE 200
 1900 SILVER LAKE ROAD
 NEW BRIGHTON, MN 55112