

PLEASURE CREEK 4TH ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Pilot Land Development Company, a Minnesota Corporation, owner and proprietor and Builders Mortgage Company LLC., a Minnesota Limited Liability Company, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Outlot H, PLEASURE CREEK,
AND
Outlot A and Outlot C, PLEASURE CREEK 2ND ADDITION.

Have caused the same to be surveyed and platted as PLEASURE CREEK 4TH ADDITION and do hereby donate and dedicate to the public for public use forever the court and easements for drainage and utility purposes only. In witness whereof said Pilot Land Development Company, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 25th day of May, 1999 and in witness whereof said Builders Mortgage Company LLC., a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 24th day of May, 1999.

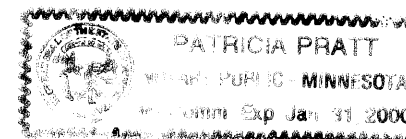
PILOT LAND DEVELOPMENT COMPANY

BUILDERS MORTGAGE COMPANY LLC.

[Signature]
Kent A. Roessler as President

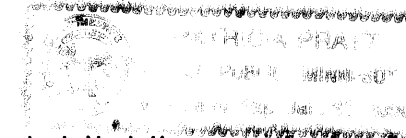
[Signature]
Jerry Tollefson as Vice President

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 25th day of May, 1999, by Kent A. Roessler as President of Pilot Land Development Company, a Minnesota Corporation, on behalf of the corporation.



[Signature]
Patricia Pratt
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 24th day of May, 1999, by Jerry Tollefson as Vice President of Builders Mortgage Company LLC., a Minnesota Company, on behalf of the company.



[Signature]
Patricia Pratt
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000

I hereby certify that I have surveyed and platted the property described on this plat as PLEASURE CREEK 4TH ADDITION, 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 or will be correctly placed as required by the local governmental unit; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands, in accordance with M.S. 505.02 Subdivision 1, or public highways to be designated other than as shown.

[Signature]
Terrence E. Rothenbacher
Terrence E. Rothenbacher, Land Surveyor
Minnesota License No. 20595

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing Surveyor's Certificate was acknowledged before me this 21st day of May, 1999 by Terrence E. Rothenbacher, Land Surveyor, Minnesota License No. 20595.



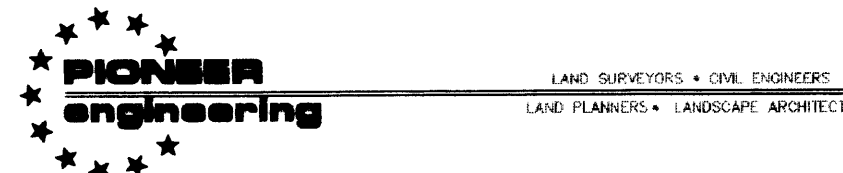
[Signature]
Michelle L. Howland
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000

BLAINE, MINNESOTA
The plat of PLEASURE CREEK 4TH ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota, at a regular meeting thereof held this 18th day of June, 1999. 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.

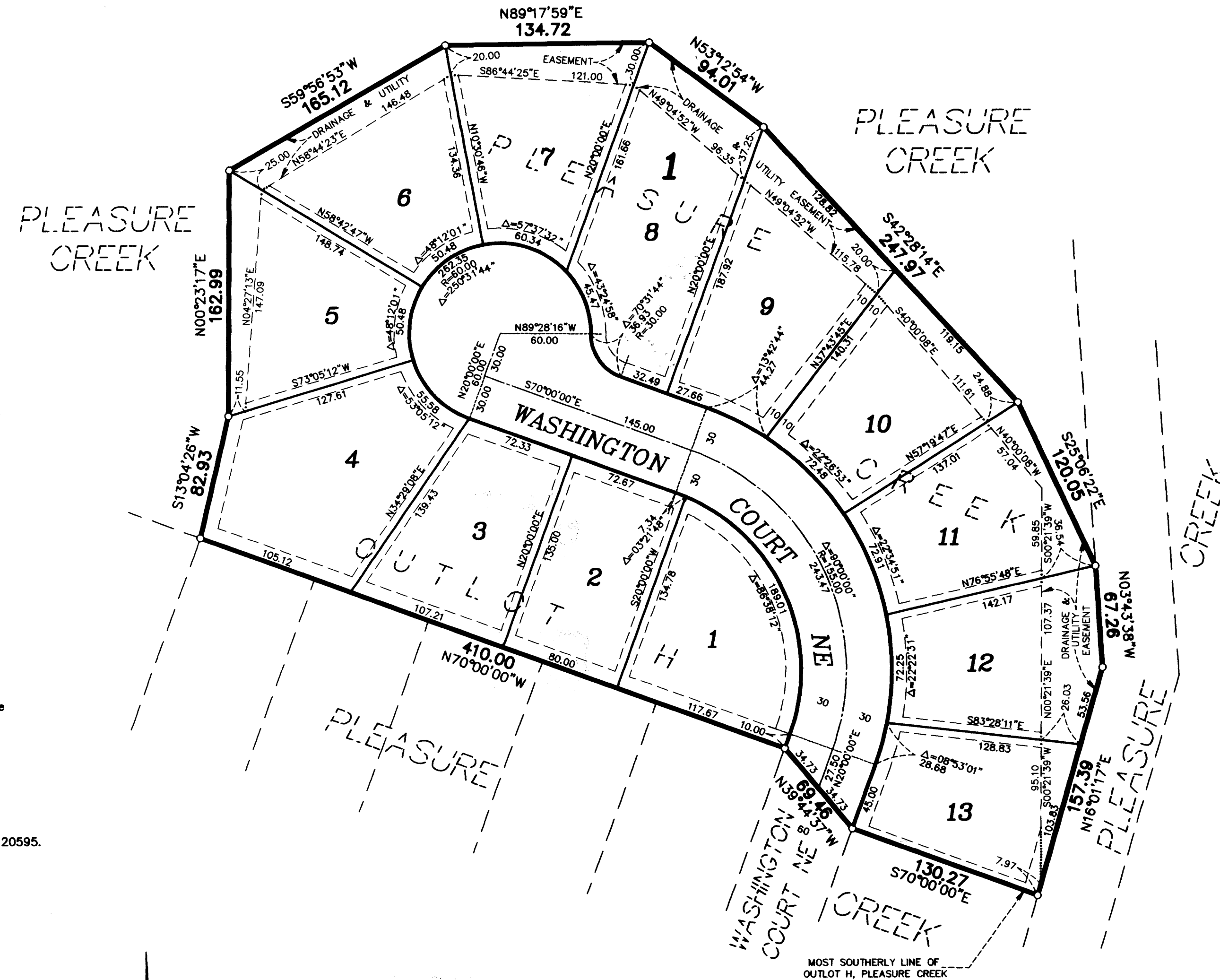
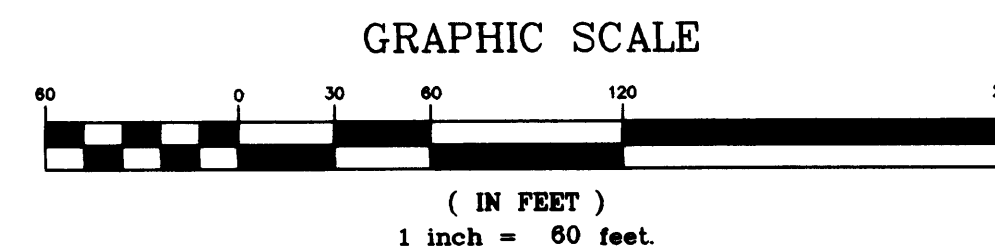
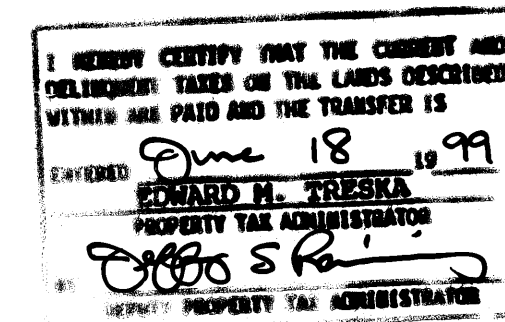
By: [Signature] Mayor
By: [Signature] Clerk

Checked and approved this 18th day of JUNE, 1999.

By: [Signature]
Anoka County Surveyor

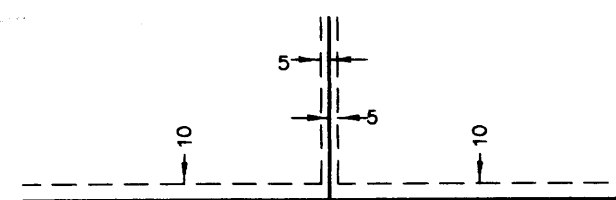


2422 Enterprise Drive
Mendota Heights, MN 55120
(812) 681-1914 FAX: 681-9488
825 Highway 10 N.E.
Blaine, MN 55434
(812) 783-1880 FAX: 783-1883



1436455
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the June 18 A.D., 1999 at 12:10 o'clock P.M., and was duly recorded in book 57 page 20
[Signature]
Edward M. Truska
County Recorder
By: [Signature]
Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines and rear lot lines unless otherwise indicated on the plat.

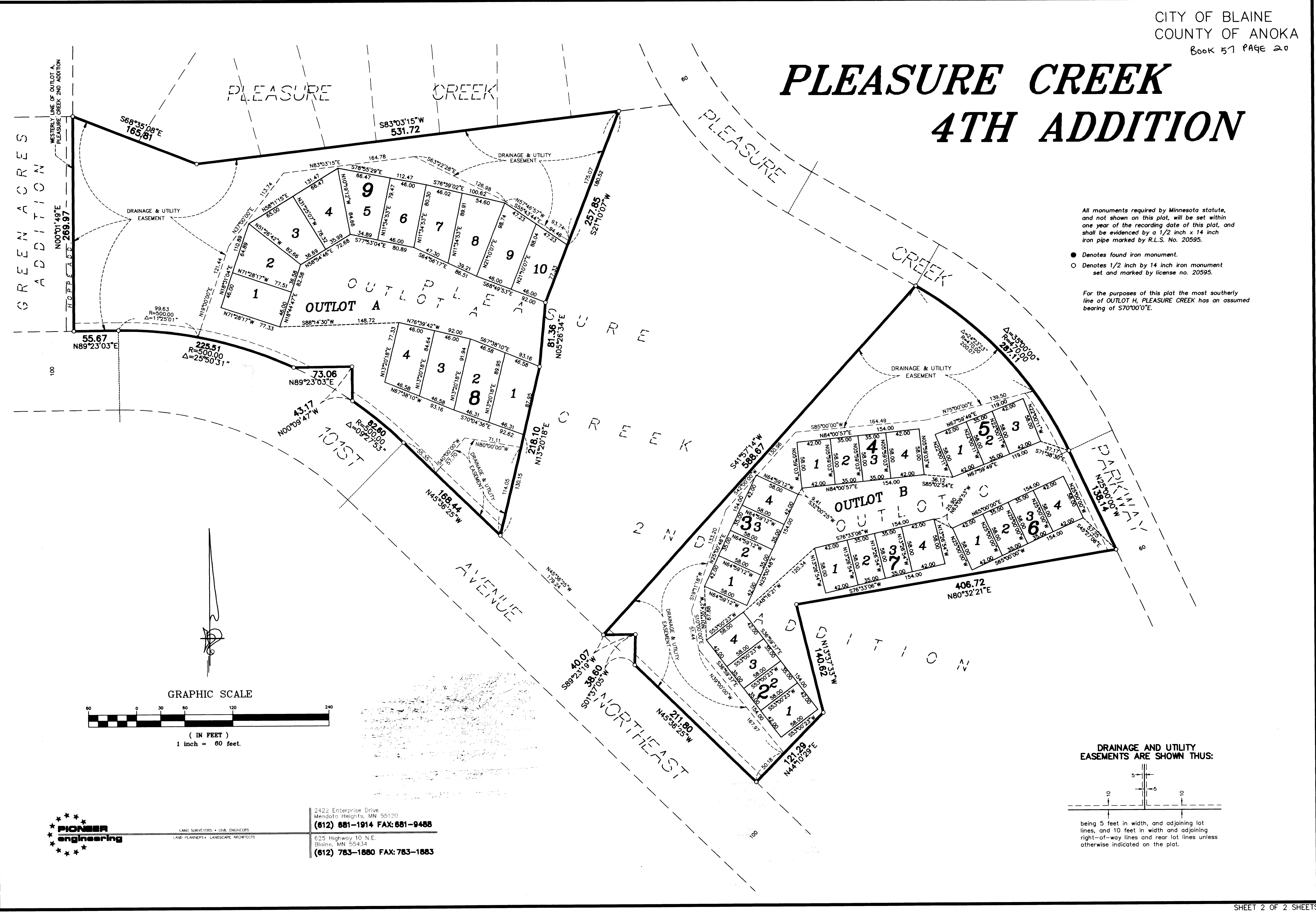
All monuments required by Minnesota statute, and not shown on this plat, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch x 14 inch iron pipe marked by R.L.S. No. 20595.

- Denotes found iron monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked by license no. 20595.

For the purposes of this plat the most southerly line of OUTLOT H, PLEASURE CREEK has an assumed bearing of S70°00'00"E.

Receipt no. 1999067502 \$1684.50

PLEASURE CREEK 4TH ADDITION

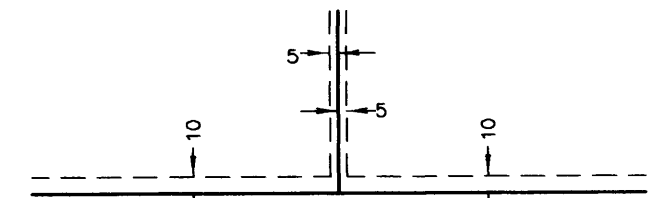


All monuments required by Minnesota statute, and not shown on this plat, will be set within one year of the recording date of this plat, and shall be evidenced by a 1/2 inch x 14 inch iron pipe marked by R.L.S. No. 20595.

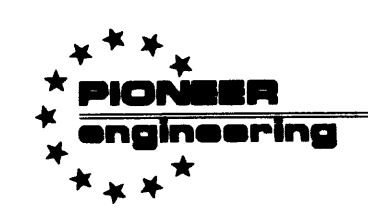
- Denotes found iron monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked by license no. 20595.

For the purposes of this plat the most southerly line of OUTLOT H, PLEASURE CREEK has an assumed bearing of S70°00'0"E.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines and rear lot lines unless otherwise indicated on the plat.



LAND SURVEYORS • CIVIL ENGINEERS
LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(612) 681-1914 FAX: 681-9488
625 Highway 10 N.E.
Blaine, MN 55434
(612) 783-1880 FAX: 783-1883

THIS DOCUMENT NUMBER REPRESENTS A PLAT 1436455

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 6-18-99

MAP # 2190 PLAT BOOK: 57 OF ABST PAGE 20

DOC. DATE: 5-25-99 NO. OF PAGES: 2 TRACT BOOK: _____ PAGE _____

PLAT SHORT NAME: Pleasure Creek 4th Add

LONG NAME: Pleasure Creek 4th Addition

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	19-31-23-34-0082	137780	N	Pilot Land Devl. Co.	Fee
	underlying Pins for O/L A&C			Builders Mtg. Co	Mtg
A	30-31-23-21-0051 0052 0054				
	_____ 0033				
	_____ 0034				
	_____ 22-0019				
	_____ 0020				

*CAL Add New Pins when Plat of and Add. is Done

FILED BY: Don Jensen PHONE: 757-9814

TAXPAYER NAME: Same As Fee

ADDRESS: 13736 Johnson St NE

CITY: Ham Lake STATE: MN ZIP: 55304

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1-13	1	1-3	5	1-10	9
1-4	2	1-4	6	A	O/L
1-4	3	1-4	7	B	O/L
1-4	4	1-4	8		

DELT & CURRENT TAXES ARE PAID: INITIALS: GW DATE: 6/18/99

DIV. NO.: _____
DIV. FEE: \$1600.00

ABSTRACT

Receipt # <u>67502/1684.50</u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>6/18, 12:10</u>	<input type="checkbox"/> Tax Liens / Releases
Doc. Order <u>1</u> of <u>2</u>	<input type="checkbox"/> Multi-Co Doc Tax Pd
✓ by: Pins: <u>SW</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Recordability / Delqs: <u>SW</u>	<input type="checkbox"/> Division <input type="checkbox"/> GAC
Filing Fees: <u>\$ 19.50</u> <u>1665.00</u>	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec
Well Certificate Received this Date: _____ Anoka County Recorder	<input type="checkbox"/> Other <input type="checkbox"/> No Change
Notes:	

DOCUMENT NO. 1436455.0 Abstract

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
FOR RECORD ON JUN 18 1999
AT 12:10 PM AND WAS DULY RECORDED.
FEES AND TAXES IN THE AMOUNT OF \$1684.50 PAID.

RECEIPT NO. 1999067502
EDWARD M. TRESKA

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY DJL
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

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: A ON 1/7/02

MAP # 2268 PLAT BOOK TYPE: _____

DOC. NO. OF TRACT
DATE: 11.21.01 PAGES: _____ BOOK: _____ PAGE _____

CIC SHORT NAME: CIC NO 64 Pleasure Crk 2ND

LONG NAME: BY DECLARATION

A/T	PARENT PINS	THRU
A	30.31.23.21.0086	0093
A	30.31.23.22.0021	0023

A/T	PARENT PINS	THRU

DELINQUENT TAXES ARE PAID: INITIALS: pc DATE: 1/10/02

DIV. NO.: _____

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: Ac ON 1-7-02

MAP # 2267 PLAT BOOK TYPE: _____

DOC. NO. OF TRACT
DATE: 11-21-01 PAGES: _____ BOOK: _____ PAGE _____

CIC SHORT NAME: CIC NO 64 Pleasure Crk

LONG NAME: BY DECLARATION

A/T	PARENT PINS	THRU
A	19-31-23-34-0057	0062
A	30-31-23-21-0038	0043

A/T	PARENT PINS	THRU

DELINQUENT TAXES ARE PAID: INITIALS: hr DATE: 1/10/02

DIV. NO.: _____

Common Interest Community No. 64
A Planned Community
BrightKEYS of Pleasure Creek Twinhomes
FIRST AMENDMENT TO DECLARATION

THIS FIRST AMENDMENT TO DECLARATION (this "Amendment") is made this 21ST of NOVEMBER, 2001, by BRIGHTKEYS BUILDING & DEVELOPMENT CORPORATION, a Minnesota corporation (hereinafter referred to as "Declarant"), and by BUILDERS MORTGAGE COMPANY LLC (hereinafter referred to as "Mortgagee"), pursuant to the provisions of the Minnesota Common Interest Ownership Act, Minnesota Statutes Sections 515B.1-101 to 515B.4-118 (hereinafter referred to as the "Act"), as amended.

WHEREAS, Declarant made and executed that certain Common Interest Community No. 64, BrightKEYS of Pleasure Creek Twinhomes, a Planned Community Declaration (hereinafter referred to as the "Declaration"), whereby Declarant submitted certain real estate situated in Anoka County, Minnesota (hereinafter referred to as the "Real Estate") to the provisions of the Act as a Planned Community under the Act, which Declaration and the CIC Plat made a part of the Declaration were filed for record on _____, _____, as Document No. _____ in the office of the County Recorder in and for Anoka County, Minnesota; and

WHEREAS, paragraph 10 of the Declaration reserves to Declarant the option to add to Common Interest Community No. 64, BrightKEYS of Pleasure Creek Twinhomes, a Planned Community (hereinafter referred to as the "Planned Community"), any of the land described on Exhibit B to the Declaration and referred to in the Declaration as the Additional Property Parcel; and

WHEREAS, Declarant intends by this Amendment to add to the Planned Community all of the Additional Property Parcel referred to in the Declaration. The property being added by this Amendment is hereinafter referred to as "Parcel A."

WHEREAS, Mortgagee is the holder of the Mortgagee's interest in that certain Mortgage filed for record as Document No. _____, in the office of the County Recorder for Anoka County, Minnesota.

NOW, THEREFORE, in order to add Parcel A to the Declaration to the Planned Community, Declarant and Mortgagee hereby declare that Parcel A is subject to the covenants, restrictions, terms and conditions set forth in the Declaration, as amended hereby, which shall constitute covenants running with Parcel A and shall be binding upon Declarant and Mortgagee, their successors and assigns, and on all subsequent holders of any right, title or interest in or to all or any part of Parcel A, their grantees, successors, heirs, personal representatives, devisees and assigns:

1. Description of the Additional Property Parcel. The legal description of Parcel A, which is hereby added to the Declaration pursuant to the Act, is as follows:

Lots 1 through 8, Block 3, Pleasure Creek;
 Lots 1 through 10, Block 9, Pleasure Creek 2nd Addition;
 Lots 1 through 4, Block 8, Pleasure Creek 4th Addition;
 Lots 1 through 10, Block 9, Pleasure Creek 4th Addition;
 and Outlot A, Pleasure Creek 4th Addition.

2. Planned Community Units. There are 32 Units within Parcel A as shown on the plats of Pleasure Creek, Pleasure Creek 2nd Addition and Pleasure Creek 4th Addition. The 32 Units hereby created and added to the Declaration are set forth in Exhibit A (together with the previously existing Units). The unit identifier, location, and front, rear, and side boundaries of each of the 32 Units hereby added to the Declaration are set forth in the plats of Pleasure Creek, Pleasure Creek 2nd Addition and Pleasure Creek 4th Addition. The Units shall have no upper or lower boundaries. Each of the 32 Units hereby created is hereby allocated one vote in the Association, bringing the total number of votes in the Association to 44.

3. Reallocation of Common Element Interests and Common Expense Liabilities. Exhibit A to the Declaration concerning Unit identifiers and allocation of common element interest and common expense liability is

hereby amended and superseded by Exhibit A to this Amendment. Hereafter references within the Declaration to "Exhibit A" shall be deemed to be references to Exhibit A to this Amendment.

4. Description of Remaining Additional Property Parcel and Planned Community. Exhibit B to the Declaration concerning the legal description of the Additional Property Parcel is hereby amended and superseded by Exhibit B to this Amendment. Hereafter references within the Declaration to "Exhibit B" shall be deemed to be references to Exhibit B to this Amendment.

As the result of adding Parcel A to the Planned Community, references in the Declaration to the "Property" shall hereafter be deemed to refer to the real estate situated in Anoka County, Minnesota and further described on Exhibit C to this Amendment.

5. Common Elements. All portions of Parcel A other than the Units are Common Elements of the Planned Community. The Common Elements contained within Parcel A are legally described as Outlot A, Pleasure Creek 4th Addition. Certain portions of the Common Elements designed to serve a single Unit are, by operation of Section 515B.2-102(d) and (f) of the Act, Limited Common Elements allocated for the exclusive use by the respective Units served thereby to the exclusion of other Units.

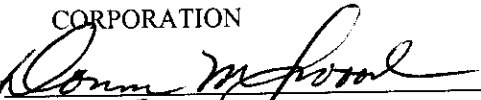
As a result of adding Parcel A to the Planned Community, references in the Declaration to the Common Elements shall hereafter be deemed to refer to the real estate situated in Anoka County, Minnesota, and further described on Exhibit D to this Amendment.

6. Applicability of Provisions of Declaration. All of the terms, covenants, restrictions and conditions created in the Declaration as applicable to the Property are hereby extended to, and shall be deemed to apply to, Parcel A, including but not limited to all restrictions contained in the Declaration affecting the use, occupancy, and alienation of Units.


7. Definition of Terms. As used in this Amendment, any words or terms defined in the Act shall have the meaning there ascribed to them, and any words or terms defined in the Declaration, to the extent not defined in the Act, shall have the meaning ascribed in the Declaration.

IN WITNESS WHEREOF, Declarant and Mortgagee have caused this Amendment to Declaration to be executed the date and year first above written.

BRIGHTKEYS BUILDING & DEVELOPMENT
CORPORATION

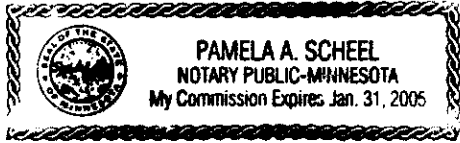
By 
Its Treasurer

BUILDERS MORTGAGE COMPANY LLC

By 
Its Executive Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this 11 day of December, 2001, before me, a Notary Public within and for said County, personally appeared Diana M Caywood, to me personally known, who, being by me duly sworn did say that s/he is the Treasurer of BRIGHTKEYS BUILDING & DEVELOPMENT CORPORATION, a Minnesota corporation, the corporation named in the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Treasurer acknowledged said instrument to be the free act and deed of said corporation.



[Signature]
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF DeSoto)

On this 27th day of November, 2001, before me, a Notary Public within and for said County, personally appeared Ron Allan, to me personally known, who, being by me duly sworn did say that s/he is the Executive Vice President of BUILDERS MORTGAGE COMPANY LLC, the company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its Board of Directors and said Executive Vice President acknowledged said instrument to be the free act and deed of said company.



[Signature]
Notary Public

This Instrument Was Drafted By:

GRAY, PLANT, MOOTY,
MOOTY & BENNETT, P.A.
3400 City Center
33 South Sixth Street
Minneapolis, Minnesota 55402
Telephone: (612) 343-2800

Common Interest Community No. 64
A Planned Community
BrightKEYS of Pleasure Creek Twinhomes
EXHIBIT A TO FIRST AMENDMENT TO DECLARATION

The legal descriptions of all Units within the Planned Community are as follows:

Lots 1-14, Block 3, Pleasure Creek;
Lots 1-10, Block 9, Pleasure Creek 2nd Addition;
Lots 1-6, Block 10, Pleasure Creek 2nd Addition;
Lots 1-4, Block 8, Pleasure Creek 4th Addition; and
Lots 1-10, Block 9, Pleasure Creek 4th Addition;

Each of the 44 lots within the BrightKEYS of Pleasure Creek Twinhomes is allocated an equal percentage of common element interest and common expense liability of 2 3/11%

Common Interest Community No. 64
A Planned Community
BrightKEYS of Pleasure Creek Twinhomes
EXHIBIT B TO DECLARATION

Legal Description for Additional Property Parcel

None

Common Interest Community No. 64
A Planned Community
BrightKEYS of Pleasure Creek Twinhomes
EXHIBIT C TO FIRST AMENDMENT TO DECLARATION

Legal Description of Property

Lots 1-14, Block 3, Pleasure Creek;
Lots 1-10, Block 9, Pleasure Creek 2nd Addition;
Lots 1-6, Block 10, Pleasure Creek 2nd Addition;
Lots 1-4, Block 8, Pleasure Creek 4th Addition;
Lots 1-10, Block 9, Pleasure Creek 4th Addition;
Outlot B, Pleasure Creek 2nd Addition; and
Outlot A, Pleasure Creek 4th Addition.

AFFIDAVIT OF SERVICE

State of Minnesota)
)
County of Washington) SS

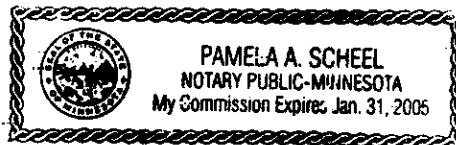
Donna M. Caywood, being duly sworn on oath, states that on November 21, 2001, she deposited the attached Notice of Intention to Add Additional Real Estate with the United States Postal Service, with postage prepaid, for delivery to the Owners of Units in BrightKEYS of Pleasure Creek Twinhomes at the addresses set forth on the attached Exhibit A. Declarant is the Owner of all Units not identified by address on the attached Exhibit A. With respect to Declarant owned Units, Declarant has notified itself.


Donna M. Caywood, Treasurer

Subscribed and sworn to before me this
21 day of NOVEMBER, 2001



Notary Public



THIS INSTRUMENT WAS DRAFTED BY:

BrightKEYS Building & Development Corporation
1809 Northwestern Avenue
Stillwater, MN 55082
(651)430-1400

**NOTICE TO OWNERS OF UNITS IN
BRIGHTKEYS BUILDING & DEVELOPMENT CORPORATION
OF THE DECLARANT'S INTENTION TO ADD ADDITIONAL REAL ESTATE**

TO: Unit Owners Entitled to Legal Notice

FROM: BrightKEYS Building & Development Corporation
1809 Northwestern Avenue
Stillwater, MN 55082

Notice is hereby given that not less than fifteen (15) days after hand delivery of mailing of this Notice, BrightKEYS Building & Development Corporation (the "Declarant") intends to file amendments to the Declaration of Common Interest Community for Common Interest Community Number 64, BrightKEYS of Pleasure Creek Twinhomes (the "Declaration") adding additional real estate to the Common Interest Community pursuant to the provisions of Minnesota Statutes S515B.2-111 and Section 9 of the Declaration. Declarant is obligated to provide a copy of the Amendment to Unit Owners at no cost within five (5) business days of the Unit Owner's request.

BrightKEYS Building & Development Corporation
a Minnesota Corporation:

By *Donna M. Caywood*
Donna M. Caywood, Treasurer

State of Minnesota)
) ss
County of Washington)

The foregoing instrument was acknowledged before me this 21 day of NOVEMBER, 2001, by Donna M. Caywood, the Treasurer, BrightKEYS Building & Development Corporation, a Minnesota corporation on behalf of the corporation.

P. Scheel
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

BrightKEYS Building & Development Corporation
1809 Northwestern Avenue
Stillwater, MN 55082
(651)430-1400

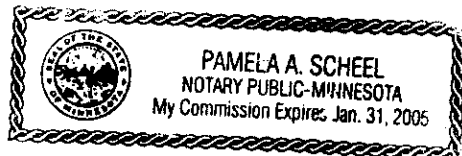


EXHIBIT A

TO AFFIDAVIT OF SERVICE UPON OCCUPANTS
BRIGHTKEYS OF PLEASURE CREEK TWINNHOMES
COMMON INTEREST COMMUNITY # 64
ANOKA COUNTY, MINNESOTA

ADDRESS LIST (ALL IN BLAINE, MN 55434)

Building 1	10097 Pleasure Creek Parkway W.
Building 2	375 190 th Court NE 367 100 th Court NE
Building 3	343 100 th Court NE 351 100 th Court NE
Building 4	311 100 th Court NE
Building 9	368 100 th Court NE
Building 10	10105 Pleasure Creek Parkway W 10101 Pleasure Creek Parkway W
Building 11	10109 Pleasure Creek Parkway W 10133 Pleasure Creek Parkway W

ABSTRACT

Receipt # <u>003932/31.00</u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>1/10 / 10:15</u>	<input type="checkbox"/> Tax Liens / Releases
Doc. Order <u>1</u> of <u>1</u>	<input type="checkbox"/> Multi-Co Doc Tax Pd
✓ by: Pins: <u>Be</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Recordability / Delqs: <u>Be</u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Filing Fees: <u>31.00</u>	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec
Well Certificate Received this Date: _____ Anoka County Recorder	<input type="checkbox"/> Other <u> </u> nange
Notes: <u>Copy</u>	

DOCUMENT NO. 1636266.0 ABSTRACT
ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
FOR RECORD ON JAN 10 2002
AT 10:15 AM AND WAS DULY RECORDED.
FEES AND TAXES IN THE AMOUNT OF \$31.00 PAID.

RECEIPT NO. 2002003932

MAUREEN J. DEVINE
ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
BMC

BY _____
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

Jill Boeser
Chiti