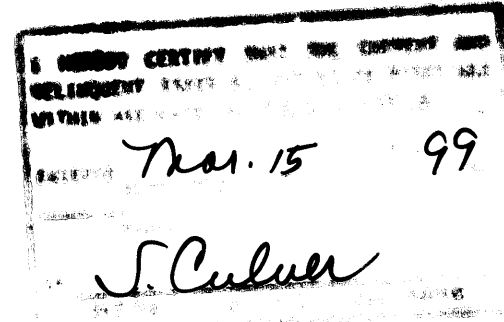


# SPRING PINES TOWNHOMES

- DENOTES SET IRON MONUMENT.
- DENOTES FOUND IRON MONUMENT.

FOR THE PURPOSES OF THIS PLAT: THE EAST LINE OF LOT 2, BLOCK 2, SPRING PINES BUSINESS CENTER, IS ASSUMED TO HAVE A BEARING OF N 0°37'52" W



Doc# 191488  
Rec# 19903216  
Edward M. Tolson  
JAE

KNOW ALL MEN BY THESE PRESENTS: That Better Living Homes, Inc., 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:

Lots 1, Block 2, SPRING PINES BUSINESS CENTER  
AND

That part of Lot 2, block 2, SPRING PINES BUSINESS CENTER, Anoka County, Minnesota lying Southerly of the Easterly extension of the South right of way line of 79th Avenue Northeast, as platted in said plat.

Has caused the same to be surveyed and platted as SPRING PINES TOWNHOMES and does hereby donate and dedicate to the public for public use forever the easements for drainage and utility purposes only as shown on this plat. In witness whereof said Better Living Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 19th day of February, 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 22nd day of February, 1999.

BETTER LIVING HOMES, INC.

BUILDERS MORTGAGE COMPANY LLC

Forrest K. Harstad, CEO

Jerry Tolleson, Vice President

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 19th day of February, 1999 by Forrest K. Harstad, as CEO of Better Living Homes, Inc., a Minnesota Corporation, on behalf of the corporation.

Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2000

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 22nd day of February, 1999 by Jerry Tolleson, as Vice President of Builders Mortgage Company LLC, a Minnesota Limited Liability Company, on behalf of the company.

Notary Public, Hennepin County, Minnesota  
My Commission Expires January 31, 2000

I hereby certify that I have surveyed and platted the property described on this plat as SPRING PINES 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 or will be 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.

Terrence E. Rothenbacher, Land Surveyor  
Minnesota License Number 20595

STATE OF MINNESOTA  
COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 4th day of February, 1999, by Terrence E. Rothenbacher, Land Surveyor, Minnesota License No. 20595.

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

SPRING LAKE PARK, MINNESOTA

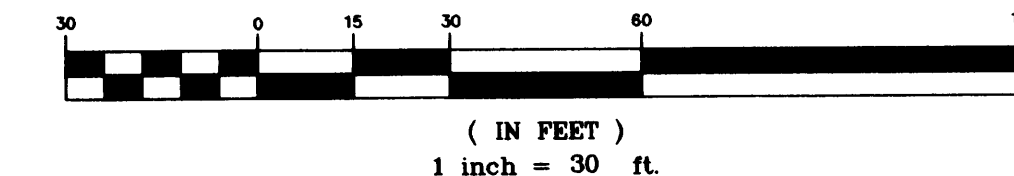
This plat of SPRING PINES TOWNHOMES was approved and accepted by the City Council of the City of Spring Lake Park, Minnesota, at a regular meeting thereof held this 15th day of March, 1999. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway 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

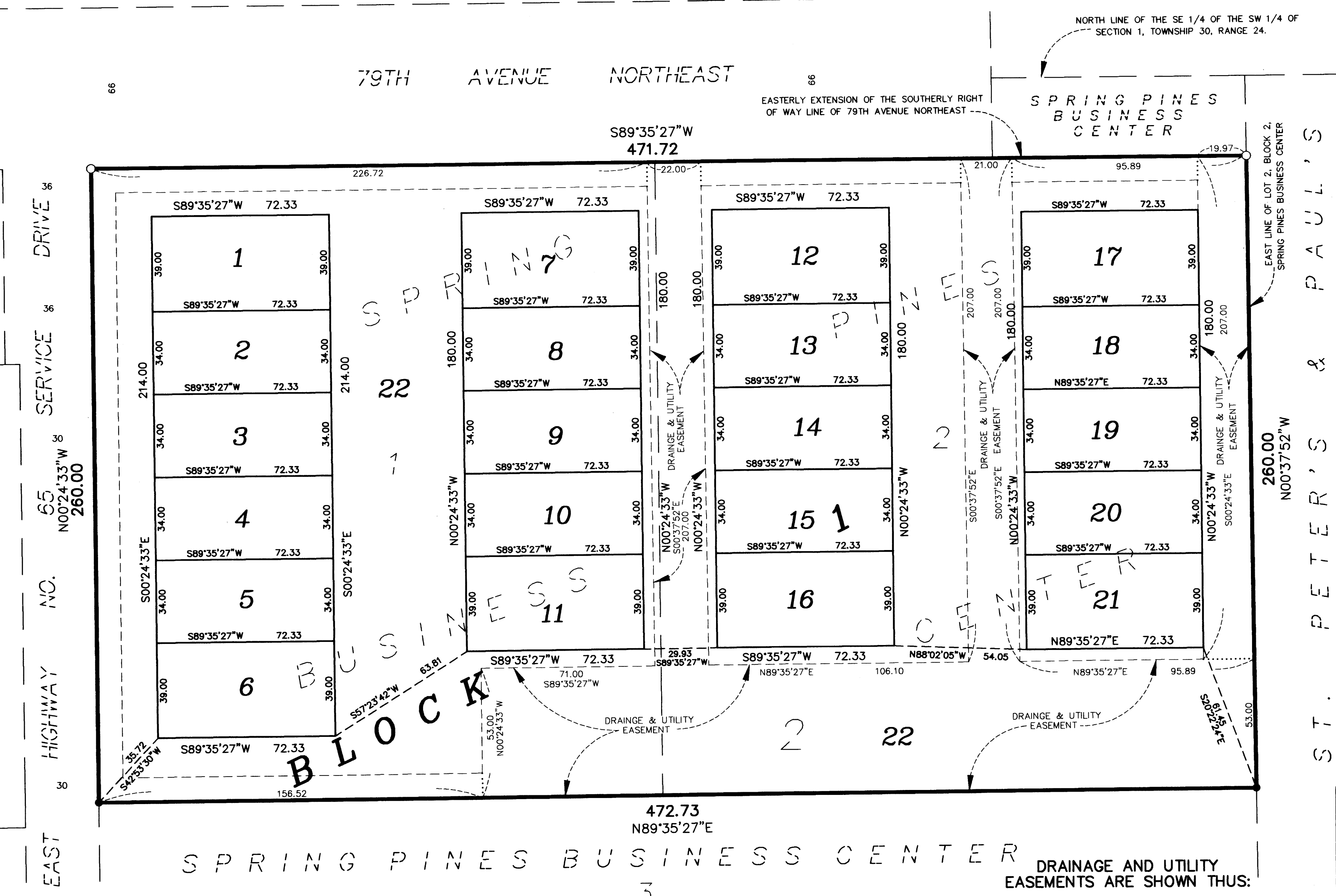
Checked and approved this 10th day of MARCH, 1999.

By: [Signature] Anoka County Surveyor

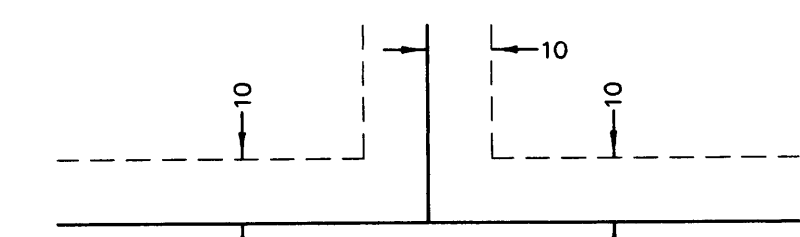
GRAPHIC SCALE



Rec# 199903324 \$ 785.00

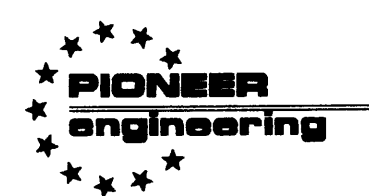


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width, and adjoining lot lines and right of way lines unless otherwise shown 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 by 1 1/4 inch iron pipe marked by RLS 20595.



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

1414885

THIS DOCUMENT NUMBER REPRESENTS A PLAT

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: Spring Lake Park CERTIFIED BY: De ON 3/15/99

MAP # 2150 PLAT BOOK: 56 OF ~~56~~ PAGE 49

DOC. DATE: 2-22-99 NO. OF PAGES: 1 TRACT BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT SHORT NAME: Spring Pines Townhomes  
LONG NAME: Spring Pines Townhomes

| A/T | PARENT PINS      | KEY     | RES?         | GRANTORS<br>(Fees, C/Ps, Mortgagees) | Marital Status |
|-----|------------------|---------|--------------|--------------------------------------|----------------|
| A   | 01-30-24-34-0043 | 1109071 | N            | Better Living Homes Inc              | (fee)          |
| A   | 0044             | 1109080 | N            | Builders Mortgage Co LLC             | (mortgagee)    |
| A   | 0045             | 1109099 | N            |                                      |                |
| A   | 0046             | 1109106 | <del>N</del> |                                      |                |
|     |                  |         |              |                                      |                |
|     |                  |         |              |                                      |                |

FILED BY: Mark (650) PHONE: 638-1900

TAXPAYER NAME: Better Living Homes Inc

ADDRESS: 2197 Silver Lake Rd.

CITY: New Brighton STATE: MA ZIP: 55112

NEW PARCELS

| LOT         | BLOCK    | LOT | BLOCK | LOT | BLOCK |
|-------------|----------|-----|-------|-----|-------|
| <u>1-22</u> | <u>1</u> |     |       |     |       |
|             |          |     |       |     |       |
|             |          |     |       |     |       |
|             |          |     |       |     |       |

DELO & CURRENT TAXES ARE PAID: INITIALS: EC DATE: 3-15-99

DIV. NO.: \_\_\_\_\_  
DIV. FEE: \$ 730.

22 + 1 R.

**ABSTRACT**

|  |   |
|--|---|
| Receipt # <u>33216/785.00</u>  | <input type="checkbox"/> Certified Copy<br>Date Mailed _____              |
| Date/Time: <u>3-15 / 11:10</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>SC/EC</u>   | <input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.      |
| Recordability / Delqs: <u>EC/NA</u>                                    | <input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC |
| Filing Fees: <u>55.00 + 730.00</u>                                     | <input type="checkbox"/> Status <input type="checkbox"/> Def. Spec        |
| Well Certificate<br>Received this Date: _____<br>Anoka County Recorder | <input type="checkbox"/> Other <input type="checkbox"/> No Change         |
| Notes: <u>02 - 730.00</u><br><u>06 30.00</u><br><u>32 25.00</u>        |   |

DOCUMENT NO. 1414885.0 ABSTRACT

**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
FOR RECORD ON MAR 15 1999  
AT 11:10 AM AND WAS DULY RECORDED.  
FEES AND TAXES IN THE AMOUNT OF \$785.00 PAID.

RECEIPT NO. 1999033216

EDWARD M. TRESKA  
ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES  
JAE

BY \_\_\_\_\_  
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES



1522782

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(Above Space Reserved for Recording Data)

**COMMON INTEREST COMMUNITY NO. 66  
Planned Community**

**SPRING PINES TOWNHOMES**

**THIRD AMENDMENT TO DECLARATION**

This Third Amendment to Declaration of Spring Pines Townhomes (the "Amendment") is made this 11<sup>th</sup> day of September, 2000, by Twin City Townhomes, Inc., a Minnesota corporation (the "Declarant"), pursuant to the provisions of Minnesota Statutes, Chapter 515B, known as the Minnesota Common Interest Ownership Act (the "Act"), and specifically pursuant to Section 515B.2-111 of the Act.

**WHEREAS**, the Declaration of Spring Pines Townhomes (the "Declaration") was recorded in the office of the Anoka County Recorder as Document No. 1467524, a First Amendment to Declaration was recorded in said office as Document No. 1476276, and a Second Amendment to Declaration was recorded in said office as Document No. 1508617 (collectively the "Declaration"), and

**WHEREAS**, the Declaration provides for the addition to the common interest community of Additional Real Estate as defined in the Declaration, and grants to Declarant the authority to add said property, all in accordance with the Act, and

**WHEREAS**, Declarant desires to add and incorporate into the common interest community the Additional Real Estate legally described as follows:

**Lots 17 through 21, Block 1, Spring Pines Townhomes, Anoka  
County, Minnesota,**

which Additional Real Estate includes five (5) additional Units and their appurtenant Limited Common Elements, as described herein, and

**WHEREAS**, attached hereto as Exhibit B is evidence of service showing that notice of this Amendment has been given to the Owners of the Units in compliance with Section 515B.2-111(b) of the Act.

**NOW THEREFORE**, the undersigned hereby enacts this Amendment, in accordance with the requirements of the Declaration and the Act, for the purpose of subjecting the Additional Real Estate described above to the Act as a part of the common interest community, and hereby declares that said Additional Real Estate shall be held, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens provided for in the Declaration and this Amendment, all of which shall be binding upon all persons having or hereafter acquiring any right, title or interest therein, including their heirs, personal representatives, grantees, successors and assigns. Unless otherwise specifically set forth herein, all words and terms used in this Amendment shall have the same meaning set forth in the Declaration.

#### **A. IDENTIFICATION OF UNITS**

Section 2.1 of the Declaration shall be amended to read as follows:

2.1. Units. There are twenty-one (21) Units. All Units are restricted exclusively to residential use. Each Unit constitutes a separate parcel of real estate. No additional Units may be created by the subdivision or conversion of Units pursuant to Section 515B.2-112 of the Act. The Unit identifiers and locations of the Units are as shown on the Plat, which is incorporated herein by reference, and a schedule of Units is set forth on Exhibit A attached hereto. The Unit identifier for a Unit shall be its lot and block numbers and the subdivision name.

#### **B. REALLOCATION OF VOTING RIGHTS AND COMMON EXPENSE OBLIGATIONS**

Voting rights and Common Expense obligations are reallocated among all Units created by the Declaration and this Amendment thereto in accordance with the formulas set forth in Section 4.2 of the Declaration, effective as of the date of recording of this Amendment.

#### **C. DESCRIPTION OF LIMITED COMMON ELEMENTS**

The Limited Common Elements created in the Additional Real Estate added by this Amendment include those items contained in said Additional Real Estate which fall within the descriptions of Limited Common Elements contained in Sections 2 and 3 of the Declaration, or which are labeled as such on the Plat. Said Limited Common Elements are allocated among the Units created in said Additional Real Estate pursuant to the allocation provisions contained in Section 3.2 of the Declaration.

#### **D. LEGAL DESCRIPTION OF PROPERTY AND ADDITIONAL REAL ESTATE**

The legal description of the Property and the schedule of Units are as set forth in Exhibit A attached hereto. All references in the Declaration to Exhibit A shall mean and refer to Exhibit A attached hereto.



**COMMON INTEREST COMMUNITY NO. 66**  
**SPRING PINES TOWNHOMES**  
**EXHIBIT A TO THIRD AMENDMENT TO DECLARATION**

**LEGAL DESCRIPTION OF PROPERTY/SCHEDULE OF UNITS**

**The legal description of the Property is as follows:**

Lots 1 through 21, and Lot 22, Block 1, Spring Pines Townhomes, Anoka County, Minnesota.

**The Units consist of all platted lots on the Property on which a Dwelling is or may be located, as follows:**

Lots 1 through 21, Block 1, Spring Pines Townhomes, Anoka County, Minnesota.

**The Common Elements consist of Lot 22, Block 1, Spring Pines Townhomes, Anoka County, Minnesota.**



**COMMON INTEREST COMMUNITY NO. 66**  
**SPRING PINES TOWNHOMES**  
**EXHIBIT B TO AMENDMENT TO DECLARATION**  
**AFFIDAVIT OF SERVICE ON OWNERS**

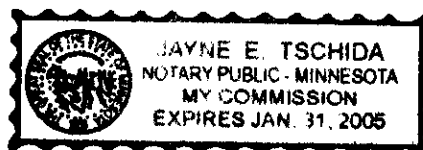
STATE OF MINNESOTA )  
 )  
 COUNTY OF Ramsay ) ss.

Cheryl R. Schmidt, of the city of North Branch, county of Chisago, state of Minnesota, being duly sworn on oath, says: that on the 9<sup>th</sup> day of August, 2000, he/she served a Notice of Intention to Add Additional Real Estate, containing the information required by Section 515B.2-111(b) of the Minnesota Common Interest Ownership Act (the "Act"), on the owners of Units in Spring Pines Townhomes by serving on them by hand delivery a true copy thereof, enclosed in an envelope addressed to "Unit Owner Entitled to Legal Notice" at the addresses of the respective Units owned by them, pursuant to the requirements of the Act. Within five business days of a request by any such owner, and at no cost to the owner, the Declarant of Spring Pines Townhomes, Twin City Townhomes, Inc., will provide the owner with a copy of the Amendment to Declaration to which this Affidavit is attached as an Exhibit.

Cheryl R. Schmidt

Subscribed and sworn to before me this 9<sup>th</sup> day of August, 2000.

Jayne E. Tschida  
 Notary Public



1-31-2005



COMMON INTEREST COMMUNITY NO. 66

SPRING PINES TOWNHOMES

CONSENT BY MORTGAGEE

Ronald J. Flanagan and Beverly A. Flanagan, husband and wife (the "Mortgagee"), is a mortgagee of portions of the real property described in the amendment to the Declaration of Spring Pines (the "Amendment") by a certain Mortgage recorded in the office of the Anoka County Recorder Document No. 1385180 (the "Mortgage"). Mortgagee hereby consents to the Amendment to Declaration attached hereto; provided, that by consenting to said Amendment to Declaration Mortgagee does not in any manner constitute itself or obligate itself as a Declarant as defined in the Declaration nor does such consent modify or amend the terms and conditions of the Mortgage and related loan documents; and provided further that the Mortgage shall be and remain as a lien on the property described therein, prior to any assessment liens or other liens imposed under the Declaration, until released or satisfied.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed on the 11<sup>th</sup> day of August, 2000.

Ronald J. Flanagan  
Ronald Flanagan

Beverly A. Flanagan  
Beverly Flanagan

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF Ramsey )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of August, 2000, by Ronald Flanagan and Beverly Flanagan, husband and wife.

Cheryl R. Schmidt  
Notary Public



COMMON INTEREST COMMUNITY NO. 66

SPRING PINES TOWNHOMES

CONSENT BY MORTGAGEE

Builders Mortgage Company LLC, a Minnesota limited liability company (the "Mortgagee"), is a mortgagee of portions of the real property described in the amendment to the Declaration of Spring Pines (the "Amendment") by certain Mortgages recorded in the office of the Anoka County Recorder as Document Nos. 1385181, 1385182 and 1385183 (the "Mortgages"). Mortgagee hereby consents to the Amendment to Declaration attached hereto; provided, that by consenting to said Amendment to Declaration Mortgagee does not in any manner constitute itself or obligate itself as a Declarant as defined in the Declaration nor does such consent modify or amend the terms and conditions of the Mortgages and related loan documents; and provided further that the Mortgages shall be and remain as liens on the property described therein, prior to any assessment liens or other liens imposed under the Declaration, until released or satisfied.

IN WITNESS WHEREOF, the Mortgagee has caused this Consent to be executed on the 11 day of August, 2000.

BUILDERS MORTGAGE COMPANY LLC,  
a Minnesota limited liability company

By: Walter M. Chambers  
Its: Vice President

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF Anoka    )

The foregoing instrument was acknowledged before me this 11 day of August, 2000, by Walter M. Chambers, the Vice President of Builders Mortgage Company LLC, a Minnesota limited liability company, on behalf of said entity.

Kathleen L. Jewell  
Notary Public



1-31-2005

COMMON INTEREST COMMUNITY NO. 66

SPRING PINES TOWNHOMES

CONSENT BY  
CONTRACT FOR DEED VENDOR

The undersigned, the seller of certain real property described in the Declaration of Spring Pines Townhomes (the "Declaration") under a Contract for Deed, hereby consents to the Amendment to Declaration attached hereto; provided, that by consenting to said Amendment, the undersigned does not in any manner constitute itself or obligate itself as a Declarant as defined in the Declaration.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed on the 25<sup>th</sup> day of August, 2000.

BETTER LIVING HOMES, INC.  
a Minnesota corporation

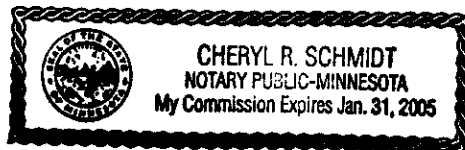
By: \_\_\_\_\_

Its: Pres

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF Ramsey    )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2000, by Forrest K. Havstad, the President of Better Living Homes, Inc., a Minnesota corporation, on behalf of said corporation.

Cheryl R. Schmidt  
Notary Public



**ABSTRACT**

|  |   |
|--|---|
| Receipt # <u>73015/19.50</u>   | <input type="checkbox"/> Certified Copy<br>Date Mailed _____              |
| Date/Time: <u>9/11, 16:55</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>Smm</u>   |   |
| Recordability / Delqs: <u>Smm</u>                                      | <input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.      |
| Filing Fees: <u>19.50</u>  | <input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC |
| Well Certificate<br>Received this Date: _____<br>Anoka County Recorder | <input type="checkbox"/> Status <input type="checkbox"/> Def. Spec        |
|  | <input type="checkbox"/> Other <input type="checkbox"/> No Change         |
| Notes:   |   |

**DOCUMENT NO. 1522782.0 ABSTRACT**  
**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
FOR RECORD ON **SEP 11 2000**  
AT **4:55 PM** AND WAS DULY RECORDED.  
FEES AND TAXES IN THE AMOUNT OF **\$19.50** PAID.

RECEIPT NO. **2000073015**

*EDWARD M. TRESKA*

*ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES*  
**SMM**

BY \_\_\_\_\_  
*DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES*