

CARLA DE FOURTH ADDITION

City of Coon Rapids
County of Anoka

KNOW ALL MEN BY THESE PRESENTS that Keith T. Harstad and Diane N. Harstad, husband and wife, owners, and Builders Development & Finance, Inc., a Minnesota Corporation, mortgagee of the following described property situated in Anoka County, Minnesota:

Outlot A, CARLA DE THIRD ADDITION, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as CARLA DE FOURTH ADDITION and do hereby donate and dedicate to the public for the public use forever the street and the drainage and utility easements as shown on the plat.

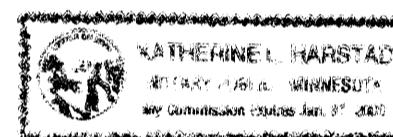
In witness whereof said Keith T. Harstad and Diane N. Harstad, husband and wife, have hereunto set their hands this 13th day of November, 1998.

Keith T. Harstad
Keith T. Harstad

Diane N. Harstad
Diane N. Harstad

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 18th day of November, 1998, by Keith T. Harstad and Diane N. Harstad, husband and wife.

Walter O. Stedman
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan 31, 2000



In witness whereof said Builders Development & Finance, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 18 day of NOVEMBER, 1998.

BUILDERS DEVELOPMENT & FINANCE, INC.

By William T. Keenan Pres
William T. Keenan, President

STATE OF MINNESOTA
COUNTY OF Hennepin
The foregoing instrument was acknowledged before me this 18 day of NOVEMBER, 1998, by William T. Keenan, as President of Builders Development & Finance, Inc., a Minnesota Corporation, on behalf of the corporation.

Michelle M. Bickford
Notary Public, Anoka County, Minnesota
My Commission Expires Jan 31, 2000

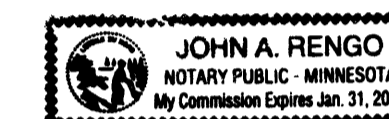


I, Ernest G. Rud hereby certify that I have surveyed and platted the property described in the dedication of this plat as CARLA DE FOURTH ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd.1, or public highways other than as shown thereon.

Ernest G. Rud
Ernest G. Rud, Land Surveyor
Minnesota Registration No. 9808

STATE OF MINNESOTA
COUNTY OF Anoka
The Surveyor's certificate was acknowledged before me this 13th day of November, 1998, by Ernest G. Rud, Registered Land Surveyor.

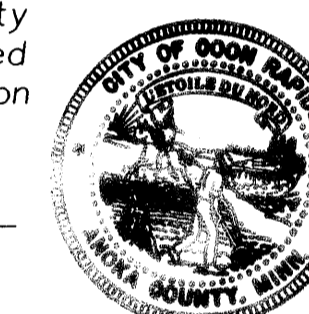
John A. Rengo
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000



This plat of CARLA DE FOURTH ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota, this 17th day of November, 1998. 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, Subdivision No. 2.

William F. Thompson
Mayor

Betty Backstrom
Clerk



This plat of CARLA DE FOURTH ADDITION was approved by the planning and zoning commission of the city of Coon Rapids at a regular meeting thereof held this 16th day of July, 1998.

by Doreen M. Naue Chairman

Checked and approved this 23rd day of NOVEMBER, 1998

Larry D. Holm
Larry D. Holm
Anoka County Surveyor

1387743
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 23rd Nov A.D., 1998 at 11 o'clock A. M., and was duly recorded in book 56 page 32
Edward M. Traska
County Recorder
By LP
Deputy

I HEREBY CERTIFY THAT THE CHERRY AND DELINQUENT TAXES ON THE LAND DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED Nov 23 1998
EDWARD M. TRASKA
PROPERTY TAX ADMINISTRATOR

E. G. RUD & SONS, INC.
Land Surveyors

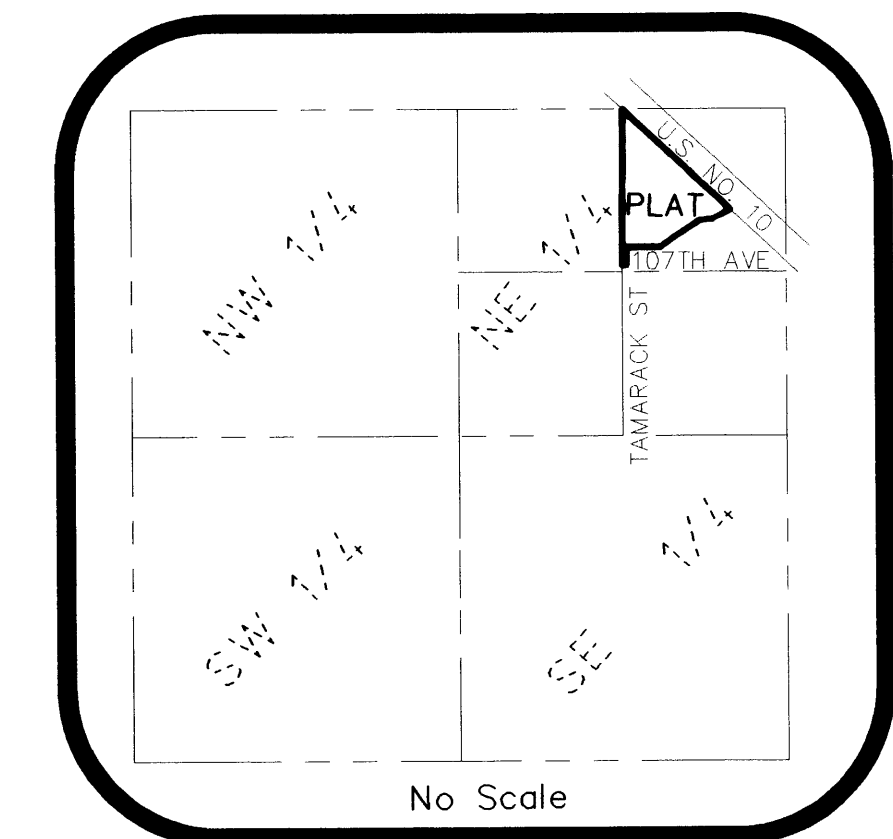
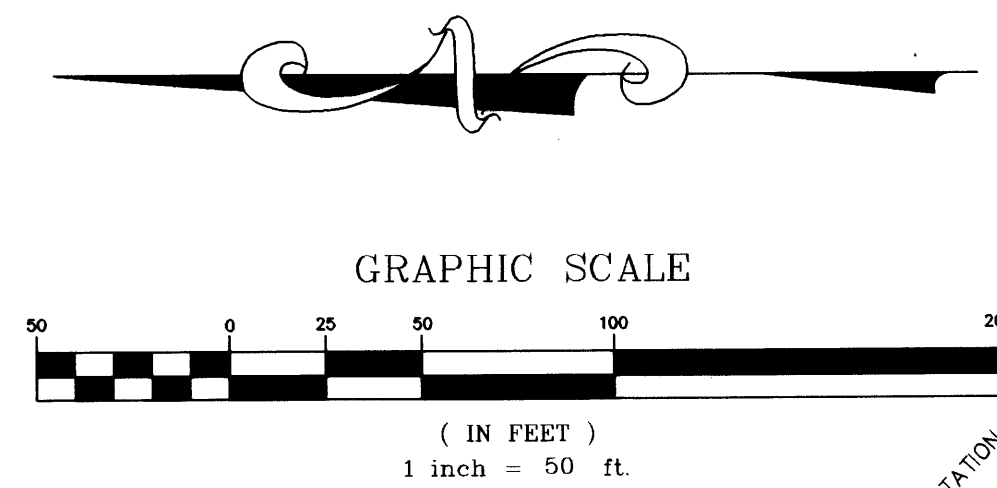


CARLA DE FOURTH ADDITION

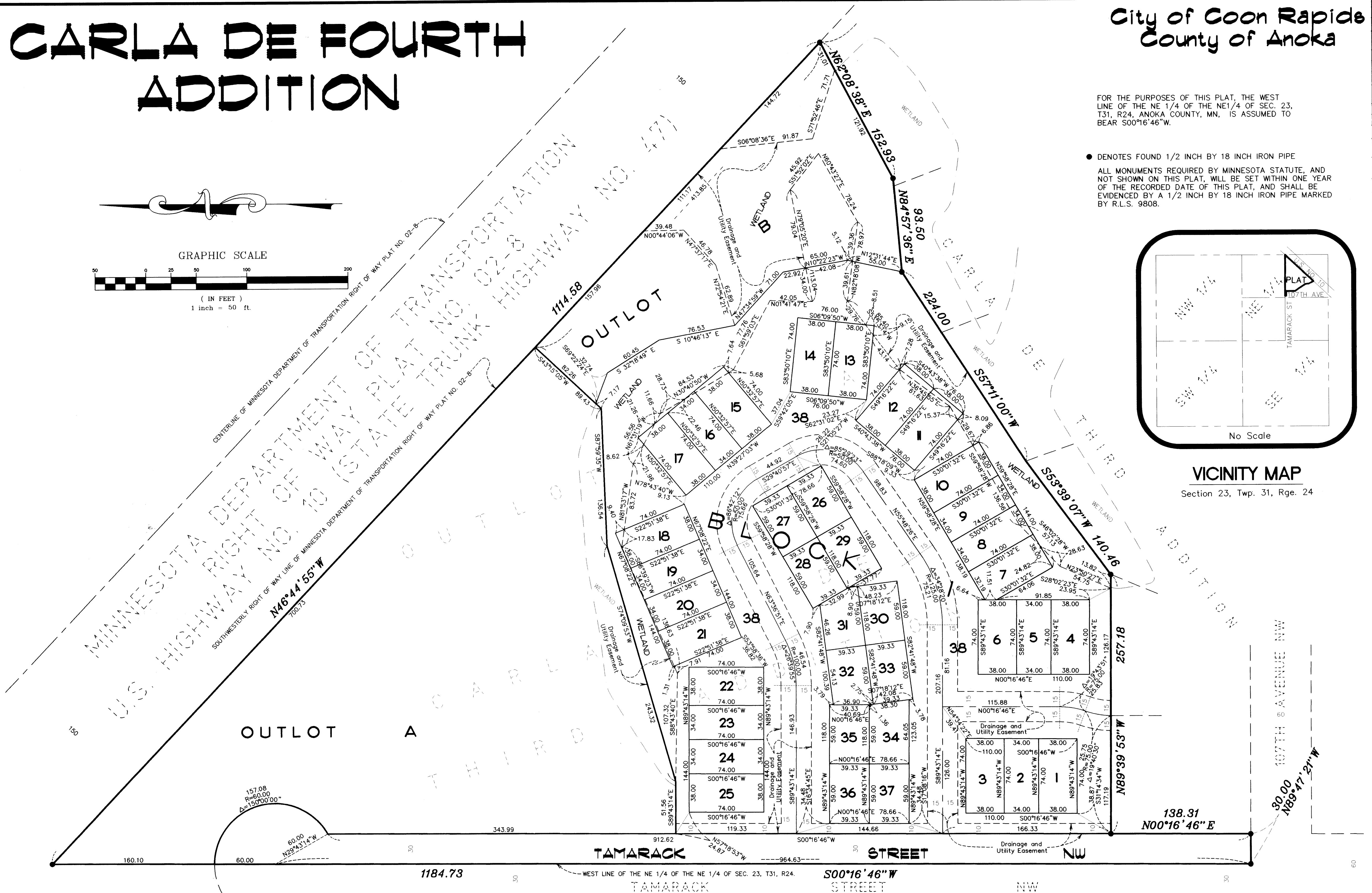
City of Coon Rapids
County of Anoka

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 23, T31, R24, ANOKA COUNTY, MN, IS ASSUMED TO BEAR S00°16'46"W.

- DENOTES FOUND 1/2 INCH BY 18 INCH IRON PIPE
- ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE, AND NOT SHOWN ON THIS PLAT, WILL BE SET WITHIN ONE YEAR OF THE RECORDED DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 18 INCH IRON PIPE MARKED BY R.L.S. 9808.



VICINITY MAP
Section 23, Twp. 31, Rge. 24



E. G. RUD & SONS, INC.
Land Surveyors



WOODRIDGE LODGES

1387743

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: Coon Rapids CERTIFIED BY: [Signature] ON 11-23-98

MAP # 2107 PLAT BOOK: 56 OF Abst PAGE 32

DOC. DATE: 11-18-98 NO. OF PAGES: 2 TRACT BOOK: _____ PAGE _____

PLAT SHORT NAME: Carla De 4th Add

LONG NAME: Carla De Fourth Addition

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
A	23-31-24-11-0053	1300381	N	Keith T Harstad & Diane N	How Fee
				Builders Dev. & Finance Inc	mtg

FILED BY: Mark PHONE: 638-1900

TAXPAYER NAME: Same As Fee

ADDRESS: 2191 Silver Lake Rd.

CITY: New Brighton STATE: mn ZIP: 55112

NEW PARCELS

LOT	BLOCK	LOT	BLOCK	LOT	BLOCK
1-38	1				
A	O/L				
B	O/L				

DELO & CURRENT TAXES ARE PAID:

INITIALS: EC

DATE: 11-23-98

DIV. NO.: _____

DIV. FEE: \$1240⁰⁰

ABSTRACT

Receipt # <u>119807/1295.00</u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>11-23 / 9:00</u>	<input type="checkbox"/> Tax Liens / Releases
Doc. Order <u>1</u> of <u>3</u>	<input type="checkbox"/> Multi-Co Doc Tax Pd
✓ by: Pins: <u>EC</u>	
Recordability / Delqs: <u>EC</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Filing Fees: <u>\$55.00 + 1240.00</u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Well Certificate Received this Date: _____	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec
Anoka County Recorder	<input type="checkbox"/> Other <input type="checkbox"/> No Change
Notes: <u>9006 - \$30.00</u> <u>9032 - 25.00</u> <u>9002 - \$60.00</u> <u>2 - \$1180.00</u>	

DOCUMENT NO. 1387743.0 ABSTRACT
ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
FOR RECORD ON **NOV 23 1998**
AT **11:00 AM** AND WAS DULY RECORDED.
FEES AND TAXES IN THE AMOUNT OF **\$1295.00** PAID.

RECEIPT NO. **98119807**

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

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

1462271

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: Coon Rapids CHECKED BY: [Signature] ON 10-12-99

MAP # 2168 PLAT BOOK TYPE: _____

DOC. DATE: 9-24-99 NO. OF PAGES: 10 TRACT BOOK: _____ PAGE _____

CIC SHORT NAME: CIC NO 62 Carla De 4th Add

LONG NAME: BY DECLARATION

A/T	PARENT PINS	THRU
A	23-31-24-11-0109	0112

A/T	PARENT PINS	THRU

DELINQUENT TAXES ARE PAID: INITIALS: JA DATE: 10/12/99

DIV. NO.: _____

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

Added by Anoka County Recorder for posting only.

Post to Abstract Document Number 1462271

NEW

PIN	Range
1. 23-31-24-11-0109	through 0112
2.	through
3.	through
4.	through
5.	through
6.	through
7.	through
8.	through
9.	through
10.	through
11.	through
12.	through
13.	through
14.	through

COMMON INTEREST COMMUNITY NO. 62
Planned Community

CARLA DE FOURTH TOWNHOMES

TWIN CITY LAND TITLE, INC. TC 86750

FIRST AMENDMENT TO DECLARATION

This First Amendment is made this 24th day of September, 1999, 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 Carla De Fourth Townhomes was filed in the office of the Registrar of Titles in and for Anoka County, Minnesota as Document No. 1427459 (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 11 through 14, Block 1, Carla De Fourth Addition, Anoka
County, Minnesota,**

which Additional Real Estate includes four (4) additional Units and their appurtenant Limited Common Elements, as described herein, and

WHEREAS, attached hereto as Exhibit D is evidence of service showing that notice of this First 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 the following First Amendment to the Declaration, 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 First 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 First 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 fourteen (14) Units, subject to the right of the Declarant to add additional Units in accordance with Section 18. 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 First 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 First Amendment. The Unit identifier of each Unit is set forth on Exhibit A attached hereto.

C. DESCRIPTION OF LIMITED COMMON ELEMENTS

The Limited Common Elements created in the Additional Real Estate added by this Second 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

Exhibit A to the Declaration containing the legal description of the Property shall be amended and replaced by Exhibit A attached hereto. All references to Exhibit A in the Declaration shall mean and refer to Exhibit A attached hereto.

Exhibit B containing the legal description of the Common Elements shall be amended and replaced by Exhibit B attached hereto. All references to Exhibit B in the Declaration shall mean and refer to Exhibit B attached hereto.

Exhibit C containing the legal description of the remaining Additional Real Estate shall be amended and replaced by Exhibit C attached hereto. All references to Exhibit C in the Declaration shall mean and refer to Exhibit C attached hereto.

E. APPLICABILITY AND BINDING EFFECT

Except as specifically modified by this First Amendment, the Declaration, as amended, shall remain in full force and effect, and all of the rights, benefits, restrictions and obligations conferred by the Declaration, as amended, shall apply to the Additional Real Estate added hereby and all Units created therein.

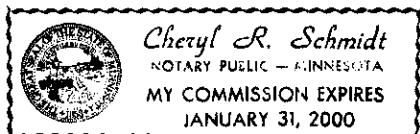
IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first set forth above.

TWIN CITY TOWNHOMES, INC.

By: _____
 Its: Forrest K. Havstad

STATE OF MINNESOTA)
) ss.
 COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me this 24th day of September, 1999, by Forrest K. Havstad, the President of Twin City Townhomes, Inc., a Minnesota corporation, on behalf of the corporation.



Cheryl R. Schmidt
 Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
 Fredrick R. Krietzman, Esq.
 FELHABER, LARSON, FENLON & VOGT, P.A.
 601 Second Avenue South, Suite 4200
 Minneapolis, MN 55402-4302
 (612) 339-6321

COMMON INTEREST COMMUNITY NO. 62

CARLA DE FOURTH TOWNHOMES

CONSENT AND JOINDER BY
CONTRACT FOR DEED VENDOR

Keith T. Harstad and Diane N. Harstad, husband and wife, the sellers of the property described in the Declaration of Carla De Fourth Townhomes under a Contract for Deed, hereby consent to and join in the First Amendment to Declaration attached hereto; provided, that by consenting to and joining in the First Amendment to Declaration attached hereto, the undersigned do not in any manner constitute themselves or obligate themselves as declarants as defined in the Declaration.

IN WITNESS WHEREOF, the undersigned have caused this Consent and Joinder to be executed on the 17th day of Sept., 1999.

Keith T. Harstad

Keith T. Harstad

Diane N. Harstad

Diane N. Harstad

STATE OF MINNESOTA)
) ss.
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me this 17th day of Sept., 1999, by Keith T. Harstad and Diane N. Harstad, husband and wife.

Kris M. Shackle
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Fredrick R. Krietzman, Esq.
FELHABER, LARSON, FENLON & VOGT, P.A.
601 Second Avenue South, Suite 4200
Minneapolis, MN 55402-4302
(612) 339-6321



COMMON INTEREST COMMUNITY NO. 62


CARLA DE FOURTH TOWNHOMES

CONSENT AND JOINDER BY
CONTRACT FOR DEED VENDOR

Better Living Homes, Inc., a Minnesota corporation, the seller of the property described in the First Amendment to Declaration of Carla De Fourth Townhomes (the "Amendment") under a Contract for Deed, hereby consents to and joins in the Amendment; provided, that by consenting to and joining in the Amendment, the undersigned does not in any manner constitute itself or obligate itself as a declarant as defined in the Declaration of Carla De Fourth Townhomes, as amended.

IN WITNESS WHEREOF, the undersigned has caused this Consent and Joinder to be executed on the 24th day of September 1999.

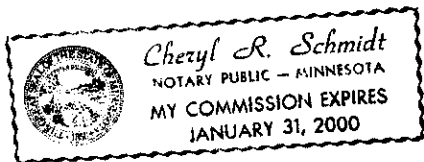
BETTER LIVING HOMES, INC.

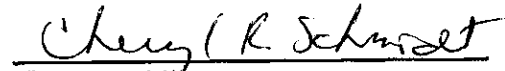
By: 
Title: President

STATE OF MINNESOTA)

COUNTY OF Ramsey) ss.

The foregoing instrument was acknowledged before me this 24th day of September 1999, by Forrest K. Harstad, the President of Better Living Homes, Inc., a Minnesota corporation, on behalf of said corporation.




Notary Public

COMMON INTEREST COMMUNITY NO. 62

CARLA DE FOURTH TOWNHOMES

CONSENT AND JOINDER BY MORTGAGEE

Builders Development & Finance, Inc., a Minnesota corporation (the "Mortgagee"), is a mortgagee of portions of the real property described on Exhibit A to the Declaration of Carla De Fourth Townhomes (the "Declaration") by certain Mortgages and/or amendment to Mortgages recorded in the office of the Registrar of Titles in and for Anoka County, Minnesota (collectively the "Mortgages"). Mortgagee hereby consents to and joins in the First Amendment to Declaration attached hereto; provided, that by consenting to and joining in the First Amendment to Declaration, Mortgagee does not in any manner constitute itself or obligate itself as a Declarant as defined in the Declaration or in Minnesota Statutes, Chapter 515B, nor does such consent and joinder modify or amend the terms and conditions of the Mortgages and other loan documents executed and delivered by the Declarant to Mortgagee; 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 release or satisfied.

IN WITNESS WHEREOF, the Mortgagee has caused this Consent and Joinder to be executed on the 20 day of SEPTEMBER, 1999.

BUILDERS DEVELOPMENT & FINANCE, INC., a Minnesota corporation

By: William T Keenan

Its: PRESIDENT

STATE OF MINNESOTA)
) ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 20 day of SEPTEMBER, 1999, by WILLIAM T KEENAN III, the PRESIDENT of Builders Development & Finance, Inc., a Minnesota corporation, on behalf of said corporation.



Debora J. Buranen
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Fredrick R. Krietzman, Esq.
FELHABER, LARSON, FENLON & VOGT, P.A.
601 Second Avenue South, Suite 4200
Minneapolis, MN 55402-4302
(612) 339-6321

COMMON INTEREST COMMUNITY NO. 62

CARLA DE FOURTH TOWNHOMES

EXHIBIT A TO DECLARATION

LEGAL DESCRIPTION OF PROPERTY/SCHEDULE OF UNITS

The legal description of the Property is as follows:

Lots 1 through 14, and Lot 38, Block 1, Carla De Fourth Addition, 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 14, Block 1, Carla De Fourth Addition, Anoka County, Minnesota.

COMMON INTEREST COMMUNITY NO. 62

CARLA DE FOURTH TOWNHOMES

EXHIBIT B TO DECLARATION

LEGAL DESCRIPTION OF COMMON ELEMENTS

Lot 38, Block 1, Carla De Fourth Addition, Anoka County, Minnesota.

COMMON INTEREST COMMUNITY NO. 62

CARLA DE FOURTH TOWNHOMES

EXHIBIT C TO DECLARATION

LEGAL DESCRIPTION OF ADDITIONAL REAL ESTATE

Lots 15 through 37, Block 1, Carla De Fourth Addition, Anoka County,
Minnesota.

COMMON INTEREST COMMUNITY NO. 62

CARLA DE FOURTH TOWNHOMES

EXHIBIT D TO FIRST AMENDMENT TO DECLARATION

AFFIDAVIT OF SERVICE ON OWNERS

STATE OF MINNESOTA)

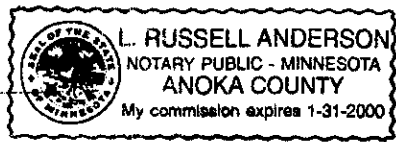
COUNTY OF Ramsey) ss.

Cheryl R. Schmidt, of the city of North Branch, county of Chisago, state of Minnesota, being duly sworn on oath, says: that on the 8th day of September, 1999, 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 Carla De Fourth 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 Carla De Fourth Townhomes, Twin City Townhomes, Inc., shall provide the owner with a copy of the First Amendment to Declaration to which this Affidavit is attached as an Exhibit.

Cheryl R. Schmidt
Cheryl R. Schmidt

Subscribed and sworn to before me this 8th day of September, 1999.

[Signature]
Notary Public



ABSTRACT

Receipt # <u>108970/19.50</u>	<input type="checkbox"/> Certified Copy Date Mailed _____
Date/Time: <u>10/12 / 10:10</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>m</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Recordability / Delqs: <u>DD</u>	<input checked="" type="checkbox"/> Division <input type="checkbox"/> GAC
Filing Fees: <u>19.50</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. 1462271.0 ABSTRACT

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
FOR RECORD ON OCT 12 1999
AT 10:10 AM AND WAS DULY RECORDED.
FEES AND TAXES IN THE AMOUNT OF \$19.50 PAID.

RECEIPT NO. 1999108970

EDWARD M. TRESKA
ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
BY KMB
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES