

**LAKEBRIDGE ASSOCIATION NO. 4**

BRANCH - POST OFFICE BOX 178 • INVERGROVE HEIGHTS MN 55075

We, the undersigned Lot Owners of Lakebridge Association No. 4, agree to amend Article VI of the Declaration of Covenants, Conditions and Restrictions for Lakebridge Association No. 4, dated June 22, 1978, and recorded July 18, 1978 as Document No. 516749, from

In addition to maintenance upon the Common Area, the Association shall provide exterior maintenance upon each lot which is subject to assessment hereunder, as follows: Paint, repair replacement and care of roofs, exterior building surfaces, trees, shrubs, grass, walks, and other exterior improvements, such exterior maintenance shall not include glass surfaces.

to

In addition to maintenance upon the Common Area, the association shall provide exterior maintenance on each lot which is subject to assessment hereunder, as follows: Paint, repair, replacement and care of roofs, exterior building surfaces and walks (excluding snow removal); such exterior maintenance shall not include glass surfaces or screens.

We, the undersigned Lot Owners of Lakebridge Association No. 4, agree to amend the Declaration of Covenants, Condition and Restrictions for Lakebridge Association No. 4, dated June 22, 1978, and recorded July 18, 1978 as Document No. 516749 by adding the following to Article IX

Section 6. Insurance. The Association shall obtain and maintain insurance in the amount of full insurable replacement cost of the property, including fixtures, alterations, installations, additions, improvement and appliances comprising a part of any building against loss or damage by fire, lighting, windstorm, hail, explosion, riot, aircraft damage, damage done by vehicles not owned or controlled by property owner, smoke (excluding fireplaces), vandalism, theft, falling objects, weight of ice, snow or sleet, bursting of water heater, water damage from plumbing pipes or heating system, frozen plumbing, power surge of appliances and other such perils as the Board of Directors may determine.

1768978

OFFICE OF THE COUNTY RECORDER  
DAKOTA COUNTY, MINNESOTA  
CERTIFIED THAT THE WITHIN INSTRUMENT  
WAS RECORDED IN THIS OFFICE ON AND AT

2001 APR 25 A 9:00

DOC. NO. 1768978  
JOEL T. BECKMAN, COUNTY RECORDER

BY [Signature] Deputy  
FEE 15.00 SURCHARGE 1.50

CASH  CHECK  ESCROW

WELL  CHARGE   
CHARGE TO: \_\_\_\_\_  
O/R \_\_\_\_\_

DO NOT REMOVE

1768978

*Campbell, Kriston  
Law office*

THIRD CERTIFICATE OF AMENDMENT  
OF  
DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
LAKEBRIDGE ASSOCIATION NO. 4

I, KIM M. GONSHOROWSKI, President of Lakebridge Association No. 4, in accordance with ARTICLE IX GENERAL PROVISIONS, Section 3, and pursuant to the signatures of at least 75% of Association Lot Owners approving amendments (attached hereto as Exhibit A), do hereby certify that the Declaration of Covenants, Conditions and Restrictions of Lakebridge Association No. 4, dated June 22, 1978, and filed for record in the office of the Dakota County Recorder's Office on July 18, 1978, as document No. 516749, shall be amended as follows:

1. Article V. shall be amended to read as follows:

Section 1. No building, fence, wall or other structure, including patio enclosures, shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, heights, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an Architectural Committee composed of three (3) or more representatives appointed by the Board. The application to the Board shall include relevant information required by the Board and a non-refundable application fee approved by the Board for the costs of reviewing the application, maintaining records and any attorney fees. The non-refundable application fee shall be set by resolution

2045992

**THIRD CERTIFICATE OF AMENDMENT  
OF  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
OF  
LAKEBRIDGE ASSOCIATION NO. 4**

I, Sue Pietsch, President of Lakebridge Association No. 4, in accordance with ARTICLE IX GENERAL PROVISIONS Section 3. Amendments and pursuant to the signatures of at least 75% of the Association Lot Owners approving amendments (attached hereto as Exhibit A), do hereby certify that the Declaration of Covenants, Conditions and Restrictions of Lakebridge Association No. 4 dated June 22, 1978, and filed for record in the office of the Dakota County Recorder's Office on July 18, 1978, as document No. 516749 and the First Certificate of Amendment of Declaration of Covenants, Conditions and Restrictions of Lakebridge Association No. 4 dated August 2, 1995, and filed for record in the office of the Dakota County Recorder's Office on August 3, 1995, as document No. 1291931 shall be amended as follows:

1. Article IX, Section 6 shall be amended as follows:

Section 6. Insurance.

A. Association's Policies.

- 1) The Association shall obtain and maintain property insurance in broad form covering all risks of physical loss or damage in an amount equal to one hundred percent (100%) of the insurable replacement cost of the common areas.

- 2) The Association shall also obtain and maintain comprehensive public liability insurance covering the use, operation and maintenance of the common areas.

DRAFTED BY:

Campbell Knutson

*Professional Association*

317 Eagandale Office Center

1380 Corporate Center Curve

Eagan, MN 55121

(651) 452-5000

*Return*

