

**AMENDMENT TO TOWNHOME DECLARATION FOR THE BOULDERS
TOWNHOMES**

Pursuant to the provisions of Minnesota Statutes Chapter 515B (Minnesota Common Interest Ownership Act) and the vote or consent of Owners holding at least 67% of the votes in The Boulders Townhomes Association (the "Association"), pursuant to Section 17 of the Declaration for The Boulders Townhomes, filed in the Dakota County Recorder's Office as Document No. 1282565, the Declaration shall be amended as follows:

WHEREAS, at a meeting duly called and held on October 2, 2015, not less than a majority of the Board of Directors of the Association voted to submit this Amendment to Declaration ("Amendment") to the owners for their approval; and

WHEREAS, pursuant to Section 17, Owners holding at least 67% of the votes in the Association have voted in approval to or consented in writing to amend the Declaration as hereinafter set forth;

NOW THEREFORE, BE IT RESOLVED: The President and Secretary of the Association certify the Declaration to have been amended and duly adopted as follows:

I. Section 7.5 shall be deleted in its entirety and the following language shall be substituted in its place:

7.5 Leasing. Leasing of Units shall not be allowed, except in the event that an Owner suffers a medical hardship requiring continual medical care and/or supervision in a medical or rehabilitation facility. An Owner in such instance must provide the Board with a letter from a licensed medical professional confirming that such care is required and not elective. All such leases must be in writing and shall provide that they are subordinate and subject to the provisions of the Governing Documents, the Rules and Regulations, and the Act, and; that any failure of the lessee to comply with the terms of such documents shall be a default under the lease. The Association may impose such other reasonable Rules and Regulations as may be necessary to implement procedures for the leasing of Units, consistent with this Section.

THIS INSTRUMENT
WAS DRAFTED BY:

1

Chad A. Kelsch
Falter, Scoville, Swanson & Kelsch, P.A.
5500 Wayzata Blvd., Suite 1025
Golden Valley, MN 55416

II. Section 18.4 shall be deleted in its entirety and the following language shall be substituted in its place:

18.4 Restriction on Alienability. The Boulders Townhomes community is committed to maintaining a tranquil environment that provides Owners with appropriate opportunities to pursue relationships with persons of similar age. In furtherance of this objective, an Owner shall be prohibited from selling, transferring, or otherwise conveying his or her Unit unless at least one of the fee purchasers is fifty-five (55) years of age or older; except an Owner may, during his or her lifetime or as a testamentary gift, sell, transfer, or otherwise convey his or her Unit to the child of the Owner who has not yet attained the age of fifty-five (55). In this case, however, the new Owner shall be subject to the standard age restriction of fifty-five (55) upon a subsequent sale. The right of an Owner to sell, transfer, or otherwise convey his or her Unit shall not be subject to any right of first refusal.

III. This Amendment shall become effective immediately upon the recording thereof. The terms of this Amendment shall control over and implicitly amend any inconsistent provision of the Declaration or the Bylaws of the Association. Except as amended by this instrument, the Declarations, as amended, shall remain in full force and effect.

In Witness whereof, the undersigned herein set their hands this 5th day of NOV., 2015.

THE BOULDERS TOWNHOMES ASSOCIATION

By: Robert Murray

Print Name: Robert Murray

Its: President

ATTEST AND CERTIFIED; Said Amendment has been properly adopted.

THE BOULDERS TOWNHOMES ASSOCIATION

By: Gayle M. Quernmoen

Print Name: GAYLE M. QUERNMOEN

Its: Secretary

STATE OF MINNESOTA)

) ss. CORPORATE ACKNOWLEDGMENT

COUNTY OF DAKOTA)

On this day personally appeared before me Robert Murray to me known to be the individual who executed the within and foregoing instrument as duly appointed President for The Boulders Townhomes Association, and acknowledges that he/she signed the same as his/her free and voluntary act and deed and on oath stating that his/her powers authorizing the execution of this instrument have not been revoked.

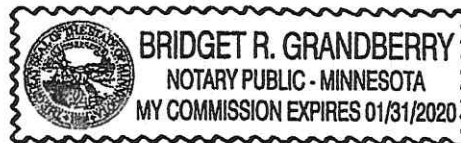
GIVEN under my hand and official seal the 5th day of November, 2015.

Robert Murray
SIGNATURE

Robert Murray
PRINTED NAME

Subscribed and sworn to before me
this 5th day of November, 2015.

Bridget R. Grandberry
Notary Public



STATE OF MINNESOTA)

) ss. CORPORATE ACKNOWLEDGMENT

COUNTY OF DAKOTA)

On this day personally appeared before me Gayle Quernemoen to me known to be the individual who executed the within and foregoing instrument as duly appointed Secretary for The Boulders Townhomes Association, and acknowledges that he/she signed the same as his/her free and voluntary act and deed and on oath stating that his/her powers authorizing the execution of this instrument have not been revoked.

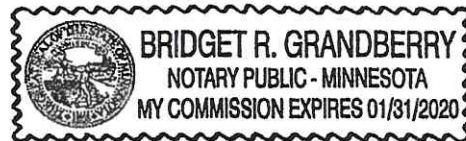
GIVEN under my hand and official seal the 5th day of NOV., 2015.

Gayle M Quernemoen
SIGNATURE

GAYLE M. QUERNEMOEN
PRINTED NAME

Subscribed and sworn to before me
this 5th day of November, 2015.

Bridget R. Grandberry
Notary Public



COMMON INTEREST COMMUNITY NO. 149

THE BOULDERS TOWNHOMES

EXHIBIT A TO DECLARATION

SCHEDULE OF UNITS/LEGAL DESCRIPTION OF PROPERTY

A. Lots 1 through 51, Block 1, Boulders First Addition, Dakota County, Minnesota.

NOTE: Each Unit's unit identifier is its lot and block numbers and the subdivision name.

Receipt:# 411194

AMEN

\$46.00

Return to:
FULLER SEAVER
SWANSON & KELSCH PA
5500 WAYZATA BLVD
STE 1025
GOLDEN VALLEY MN 55416

3104582



Recorded on: 12/10/2015 12:02 PM

By: DOW, Deputy

Office of the County Recorder
Dakota County, Minnesota
Joel T. Beckman, County Recorder