

SECOND 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 August 29, 2018 at which all the Board members were present, the Board of Directors of the Association unanimously 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 Vice-President and Secretary of the Association certify the Declaration to have been amended and duly adopted as follows:

Section 9.1 Maintenance by Association shall be deleted in its entirety and the following language shall be substituted in its place:

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.

9.1 Maintenance by Association: The Association shall provide for all maintenance, repair or replacement (collectively referred to as "maintenance") of the common elements. In addition, for the purpose of preserving the architectural character, quality,

and uniform and high standards for appearance of the property, the Association shall (i) provide for the exterior maintenance upon the dwelling in each Unit as follows: repair and replace roofs, front gutters, front downspouts, and exterior siding and other building surfaces, and (ii) provide for lawn, shrub and tree maintenance in the common elements. The Association's obligations shall exclude patios, decks, entry doors, garage doors, door hardware, rear downspouts, rear gutters, air conditioning equipment, glass and window frames, foundations and foundation walls, structural members and other items not specifically referred to in this section, unless otherwise approved under section 9.2. The Association shall have easements as described in section 13 to perform its obligations under this section 9.

In Witness whereof, the undersigned herein set their hands this 9TH day of NOVEMBER, 2018.

THE BOULDERS TOWNHOMES ASSOCIATION

By: 

Print Name: Steve Wort

Its: Vice-President

ATTEST AND CERTIFIED; Said Amendment has been properly adopted.

THE BOULDERS TOWNHOMES ASSOCIATION

By: 

Print Name: William M. DAHLEN

Its: Secretary

STATE OF MINNESOTA)

) ss. CORPORATE ACKNOWLEDGMENT

COUNTY OF DAKOTA)

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and voluntary act and deed and on oath stating that his powers authorizing the execution of this instrument have not been revoked.

GIVEN under my hand and official seal the 9 day of November, 2018

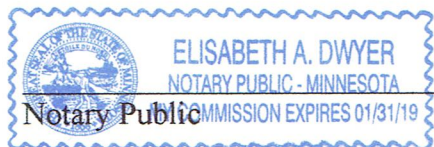


SIGNATURE

Elisabeth A. Dwyer

PRINTED NAME

Subscribed and sworn to before me
this 9 day of November, 2018.



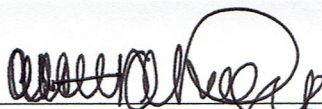
STATE OF MINNESOTA)

) ss. CORPORATE ACKNOWLEDGMENT

COUNTY OF DAKOTA)

On this day personally appeared before me William Dahlen 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 signed the same as his free and voluntary act and deed and on oath stating that his powers authorizing the execution of this instrument have not been revoked.

GIVEN under my hand and official seal the 9 day of November, 2018.

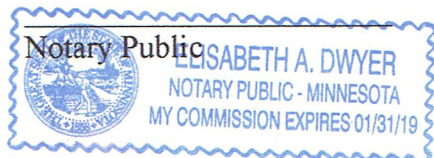


SIGNATURE

Elisabeth A. Dwyer

PRINTED NAME

Subscribed and sworn to before me
this 9 day of November, 2018.



COMMON INTEREST COMMUNITY NO. 149
THE BOULDERS TOWNHOMES
EXHIBIT A TO DECLARATION
SCHEDULE OF UNITS/LEGAL DESCRIPTION OF PROPERTY

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

This Instrument Was Drafted by:

The Boulders Townhome Association
PO Box 1158
Burnsville, Minnesota 55337

Receipt:# 581626

3280474

DECL

\$46.00



Return to:
BOULDERS TOWNHOME
ASSOCIATION
PO BOX 1158
BURNSVILLE MN 55337

Recorded on: 11/14/2018 11:59 AM

By: CAC, Deputy

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