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OFFICE OF THE  
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CARVER COUNTY, MINNESOTA



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Carl W. Hanson, Jr.  
County Recorder

**SECOND SUPPLEMENTAL DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS FOR  
CARVER BLUFFS HOMEOWNERS ASSOCIATION, INC.**

This Second Supplemental Declaration, dated this 27<sup>th</sup> day of September, 1999, is made by Carver Bluffs LLC, A Minnesota limited liability company (hereinafter referred to as "Declarant" or "Developer")

WHEREAS, Declarant made and executed a "Declaration of Covenants, Conditions, Restrictions and Easements for Carver Bluffs Homeowners Association, formerly known as Kensington Knolls, which is dated January 2, 1997 and filed in the office of the County Recorder in and for Carver County, Minnesota, on March 25, 1997, as Document No. 208585, and is hereinafter referred to as the "Declaration"; and

WHEREAS, Declarant is the owner of the following described real estate, which constitutes a replat of a portion of the Future Development Area described in said Declaration and which Declarant now desires to submit, annex and add to the Active Development Area described in said Declaration:

- Lots 1 through 4, both inclusive, Block 1, Carver Bluffs Third Addition
- Lots 1 through 13, both inclusive, Block 2, Carver Bluffs Third Addition

WHEREAS, Article X, Section 7 of said Declaration provides in relevant part as follows: "Additional lots and outlots within the Future Development Area may be (but need not be) annexed into the Active Development Area at any time and from time to time before the fifth anniversary date of this Declaration is recorded."; and,

*ATTN: Ivan*

WHEREAS, the time limitation (5 years from the date of recording of the Declaration) as set forth in the Declaration has not been exceeded by this Second Supplemental Declaration; and,

WHEREAS, as stated in Article IV, Section 3 (c) of the Declaration, Developer reserves the right to establish different standards for houses and other structures in areas annexed into the Active Development. The City of Carver, in their final approval of Carver Bluffs Third Addition, required that the front of all homes in Carver Bluffs Third Addition contain full brick fronts and additionally that Lots 1 through 13, Block 2, Carver Bluffs Third Addition shall have a driveway access restriction imposed that permits driveway access only from Ramsey Bay.

NOW, THEREFORE, IT IS HEREBY AGREED:

- 1. The following real property is submitted, annexed and added to the Active Development Area as Lots and shall be transferred, held, sold, conveyed and developed subject to all easements, covenants, restrictions, conditions and other terms and provisions of said Declaration to the same extent as though originally submitted

Lots 1 through 4, both inclusive, Block 1, Carver Bluffs Third Addition  
Lots 1 through 13, both inclusive, Block 2, Carver Bluffs Third Addition

- 2. The Developer hereby establishes the standard that all houses in Carver Bluffs Third Addition shall contain full brick fronts and also Lots 1 through 13, Block 2, Carver Bluffs Third Addition shall have a driveway access restriction that permits driveway access only from Ramsey Bay. The standards required in this paragraph shall not be amended or deleted without the Association's approval and a City of Carver Resolution approving such change.

IN WITNESS WHEREOF, the above-named corporation has caused this Second Supplemental Declaration to be executed the day and year first above written.

CARVER BLUFFS, LLC

By [Signature]  
Its Chief Manager

STATE OF MINNESOTA )  
  )SS  
COUNTY OF ANOKA     )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September, 1999, by Anthony J. Emmerich, the Chief Manager of Carver Bluffs LLC, a Minnesota limited liability company, on behalf of the company.

Rebecca A. Baum  
Notary Public

This instrument was drafted by:  
Hans Hagen Homes, Inc.  
941 NE Hillwind Road #300  
Fridley, MN 55432

