

Receipt:# 411669

AMD

\$46.00

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LAND TITLE
2200 W CTY RD C #2205
ROSEVILLE MN 55113

4171847



Certified Filed and/or recorded on:

10/11/2018 12:52 PM

4171847

Office of the County Recorder
Washington County, Minnesota
Jennifer Wagenius, County Recorder

SUMMERS LANDING HOMEOWNERS ASSOCIATION

**FOURTH AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS,
EASEMENTS AND RESTRICTIONS**

THIS FOURTH AMENDMENT TO DECLARATION ("Fourth Amendment") is dated October 8th, 2018 by Summergate Development, LLC, a Minnesota limited liability company ("Declarant") and Summers Landing Homeowners Association, a Minnesota non-profit corporation.

RECITALS

WHEREAS, Declarant, as the owner of all of the Property and Common Elements legally described in that said Declaration ("Declaration") dated June 6, 2016, filed for record with the office of the County Recorder for Washington County, Minnesota on June 8, 2016 as Doc. No. 4069983, thereby subjected the said Property to the covenants, easements and restrictions of the said Declaration; and

WHEREAS, the Declaration was duly amended by that certain First Amendment to Declaration of Protective Covenants, Easements and Restrictions dated October 19, 2016, filed for record with the office of the County Recorder for Washington County, Minnesota on February 14, 2017 as Doc. No. 4102745, by that certain Second Amendment to Declaration of Protective Covenants, Easements and Restrictions dated May 31, 2017, filed for record with the office of the County Recorder for Washington County, Minnesota on June 6, 2017 as Doc. No. 4114527, by that certain Supplemental Declaration dated May 22, 2018, by that certain Supplemental Declaration dated as of May 18, 2018, filed for record with the office of the County Recorder for Washington County, Minnesota on July 26, 2018 as Doc. No. 4162550, and by that Corrective Third Amendment to Declaration of Protective Covenants, Easements and Restrictions dated June 5, 2018, filed for record with the office of the County Recorder for Washington County, Minnesota on July 26, 2018 as Doc. No. 4162551.

WHEREAS, Declarant desires to amend the Declaration to prohibit the erection and maintenance of private fencing anywhere on the Property which exceeds six feet (6') in height; and

WHEREAS, there are attached to this Third Amendment written consents of the Owners of Lots included within the Property which, in combination with the Lots now owned by Declarant, comprise more than seventy-five percent (75%) of the Lots comprising the Property covered by the Declaration, as amended.



NOW THEREFORE, Declarant, for itself, and as the Owner of its Lots hereinabove described, joined by all the other Lot Owners who have executed the written consents attached hereto, makes this Fourth Amendment for the purpose of amending certain of the provisions of the Declaration as hereinafter set forth.

**AMENDMENT AND SUBSTITUTION OF
SECTION 7 OF THE DECLARATION**

Section 15.5 a. of the Declaration, as amended, is herewith deleted in its entirety, and shall be replaced by the following Section 15.5 a. Henceforth, all references to Section 15.5 a of the Declaration shall mean and refer to the following:

15.5 Fences.

a. Maximum height. The maximum height of any fence, exclusive of decorative post finials, shall be six feet (6').

APPLICABILITY AND BINDING EFFECT

Except as specifically modified by this Fourth Amendment, the Declaration, as amended, shall remain in full force and effect. Unless otherwise specifically set forth herein, all words and terms used in this Fourth Amendment shall have the same meaning as set forth in the Declaration.

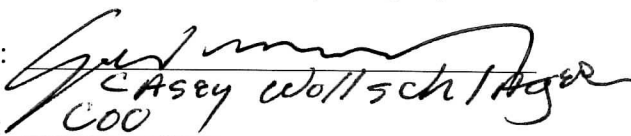
IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first set forth.

DECLARANT:

SUMMERGATE DEVELOPMENT, LLC
a Minnesota limited liability company

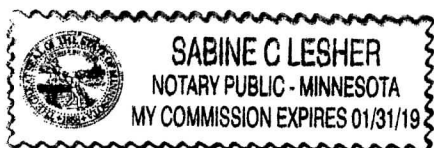
By:

Its:


Casey Wollschlaeger
COO

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this 8 day of October, 2018, by Casey Wollschlaeger, the COO of Summergate Development, LLC, a Minnesota limited liability company, on behalf of the company




Notary Public

**SUMMERS LANDING HOMEOWNERS
ASSOCIATION**

a Minnesota non-profit corporation

By: _____

Its: _____

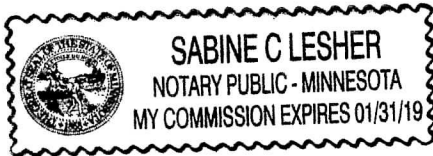
Joann Wollschlaeger
JOANN WOLLSCHLAGER
Director

STATE OF MINNESOTA)

) ss.

COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this 8 day of October, 2018, by Joann Wollschlaeger, the Director of Summers Landing Homeowners Association, a Minnesota non-profit corporation, on behalf of the corporation.



Sabine C Leshner
Notary Public

This instrument was drafted by:

S. Todd Rapp, P.A.
P. O. Box 1619
Burnsville, MN 55337

SUMMERS LANDING

EXHIBIT A TO DECLARATION

LEGAL DESCRIPTION OF THE PROPERTY

Lots 1 through 21, inclusive, Block 1;
Lots 1 through 32, inclusive, Block 2,
Lots 1 and 2, Block 3;
And
Outlots A, B, C, D, and E

SUMMERS LANDING, Washington County, Minnesota

And

Lots 1-13, Block 1
Lots 1-7, Block 2
Lots 1-16, Block 3
Lots 1-15, Block 4
Lots 1-16, Block 5
Lots 1-16, Block 6
Lots 1-8, Block 7
And
Outlots A, B, D, F, G, H, and I,

SUMMERS LANDING 2ND ADDITION, Washington County, Minnesota

SUMMERS LANDING

EXHIBIT B TO DECLARATION

LEGAL DESCRIPTION OF COMMON ELEMENTS

Outlots A, B, C, D, and E, SUMMERS LANDING, Washington County, Minnesota

EXCEPT:

All that part of Outlot B, SUMMERS LANDING, according to the recorded plat thereof, Washington County, Minnesota, lying southeasterly of a line drawn from a point on the south line of said Outlot B distant 69.00 feet westerly of the southeast corner of said Outlot B to a point on the east line of said Outlot B distant 87.00 feet northerly of the southeast corner of said Outlot B.

And

Outlots A, B, D, F, G, H, and I,

SUMMERS LANDING 2ND ADDITION, Washington County, Minnesota

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

The Summers Landing Homeowner's Association has been made aware of an issue affecting some of the properties with the Summers Landing Development.

The current filed covenants for the development stipulate a maximum fence height of 5'. A few of our residents have installed a 6' fence as they were unaware of the restriction. It would be very expensive for them to make a change at this point.

We propose that an amendment be written to change the fence height to a maximum of 6'. In order for this amendment to pass we need 30 of the current residents to agree and sign their approval on this document.

The undersigned, as a member of the Summers Landing Homeowner's Association, a Minnesota non-profit company, and as owner of the unit identified below, hereby consents to the association's proposal to supplement the recorded covenants and change the maximum fence height to 6'.

Please sign/date this form below:

Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____

FFH Inc.
6900 94th

Summers Landing Homeowner's Association

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Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____

Feldstone Family Homes Inc

6975 94th

Summers Landing Homeowner's Association

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Please sign/date this form below:

Signature:  Date: _____

Printed Name: Foulds, Amy Jones Phone: 612 282-7869

Address: 6922 94th St-S.

Summers Landing Homeowner's Association

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Please sign/date this form below:

Signature: Anne M Popovich Date: 9-22-18

Printed Name: Anne M Popovich Phone: 651-335-8139

Address: 6966 94th Street So, Cottage Grove MN 55016

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

The Summers Landing Homeowner's Association has been made aware of an issue affecting some of the properties with the Summers Landing Development.

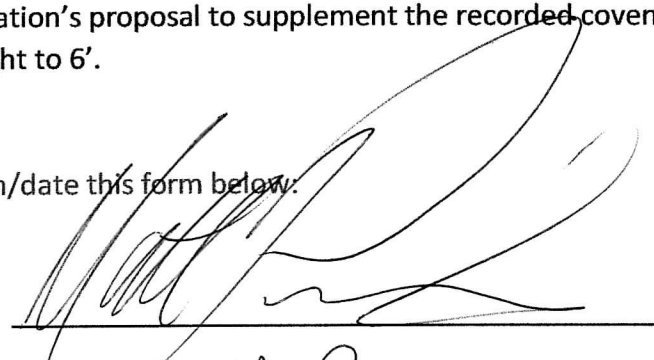
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Please sign/date this form below.

Signature:



Date:

9/22/18

Printed Name:

Matt Purington

Phone:

651-242-0583

Address:

6913 94th St S, Cottage Grove, MN 55016

Summers Landing Homeowner's Association

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Please sign/date this form below:

Signature: Wendy Johnston

Date: 9-22-18

Printed Name: Wendy Johnston

Phone: 651-769-0412

Address: 6995 93rd St. So.

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature:

Lance Johnston

Date:

9-22-18

Printed Name:

Lance Johnston

Phone:

651-769-0412

Address:

6995-93rd St.

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Daryana Cruz-Rivera Date: 09/22/18

Printed Name: Daryana Cruz-Rivera Phone: (787) 222-3571

Address: 6846 94th Cove S. Cottage Grove, MN 55016

Summers Landing Homeowner's Association

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Please sign/date this form below:

Signature: Becca Bair Date: 9/22/18

Printed Name: Becca Bair Phone: 651-357-0602

Address: 6925 94th St. CB, 55016

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: _____



Date: 9-23-2018

Printed Name: _____

Kristin Bock

Phone: 651-983-1469

Address: _____

6805 94th Street South, Cottage Grove 55016

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: 

Date: 9/23/18

Printed Name: Justin M Bock

Phone: 612-743-8593

Address: 6805 94th St S. Cottage Grove 55016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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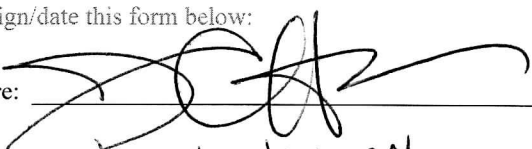
Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____


Date: 9/19/18
Printed Name: JOSEPH HERMAN
Phone: 701-200-8454
Address: 6752 94th St S Cottage Grove MN 55016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: 

Date: 9/19/18

Printed Name: Kristin Turner

Phone: 612 940 5853

Address: 6752 94th St S.

Summers Landing Homeowner's Association
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Please sign/date this form below:

Signature: Nicole

Date: 9/21/18

Printed Name: Nicole Wern

Phone: 651 210 9525

Address: ~~127 Frost St. S.W.~~ 6993 93rd St S

Cottage Grove MN 55016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Shirlene Bailey Date: 9.21.18
Printed Name: Shirlene Bailey Phone: 586.553.5538
Address: 6996 93rd Street

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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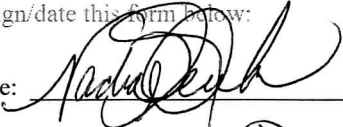
Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____


Date: 9.21.18
Printed Name: Nadia Dessauti
Phone: 651.214.1243
Address: 6999 94th St. S. Cottage Grove

Summers Landing Homeowner's Association
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Please sign/date this form below:


Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____


Date: 9-21-18
Printed Name: Andrew Thompson
Phone: 651-248-6721
Address: 6999 94th St. S Cottage Grove, MN 55016

Summers Landing Homeowner's Association
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Please sign/date this form below:

Signature:  Date: 9-21-18
Printed Name: Charity Burford Phone: 651 621 0284
Address: 6975 94th St College Grove MN

Summers Landing Homeowner's Association
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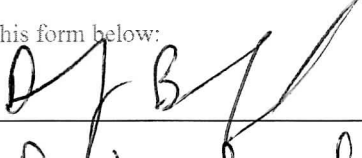
Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____


Date: 9/20/18
Printed Name: Dustin Burdick
Phone: 651-492-7311
Address: 6975 94th St S, Cottage Grove 55016

Summers Landing Homeowner's Association
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Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

The Summers Landing Homeowner's Association has been made aware of an issue affecting some of the properties with the Summers Landing Development.

The current filed covenants for the development stipulate a maximum fence height of 5'. A few of our residents have installed a 6' fence as they were unaware of the restriction. It would be very expensive for them to make a change at this point.

We propose that an amendment be written to change the fence height to a maximum of 6'. In order for this amendment to pass we need 30 of the current residents to agree and sign their approval on this document.

The undersigned, as a member of the Summers Landing Homeowner's Association, a Minnesota non-profit company, and as owner of the unit identified below, hereby consents to the association's proposal to supplement the recorded covenants and change the maximum fence height to 6'.

Please sign/date this form below:

Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____

Return to 6752 please

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Michael W. LaClair Date: 9/21/18
Printed Name: Michael W. LaClair Phone: (65)-458-0309
Address: 6951 94TH ST S

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

The Summers Landing Homeowner's Association has been made aware of an issue affecting some of the properties with the Summers Landing Development.

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The undersigned, as a member of the Summers Landing Homeowner's Association, a Minnesota non-profit company, and as owner of the unit identified below, hereby consents to the association's proposal to supplement the recorded covenants and change the maximum fence height to 6'.

Please sign/date this form below:

Signature: Cindy Kinde Date: Sept. 21, 2018

Printed Name: Cindy Kinde Phone: _____

Address: 6949 94th Street

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

The Summers Landing Homeowner's Association has been made aware of an issue affecting some of the properties with the Summers Landing Development.

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The undersigned, as a member of the Summers Landing Homeowner's Association, a Minnesota non-profit company, and as owner of the unit identified below, hereby consents to the association's proposal to supplement the recorded covenants and change the maximum fence height to 6'.

Please sign/date this form below:

Signature: Kerri Koch Date: 9-20-18

Printed Name: Kerri Koch Phone: 651-592-1708

Address: 6840 94th Cove S. Cottage Grove Mn. 55816

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Chris Martineau Date: 9-20-18

Printed Name: Chris Martineau Phone: _____

Address: 6840 94th Cove S Cottage Grove MN 55016

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

The Summers Landing Homeowner's Association has been made aware of an issue affecting some of the properties with the Summers Landing Development.

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Please sign/date this form below:

Signature: 

Date: 9/21/2018

Printed Name: Francisco A. Diaz-Aponte

Phone: (787) 664-2349

Address: 6846 94th Ave S

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Arla Frigstad Date: 9/21/2018

Printed Name: ARLA FRIGSTAD Phone: 612-594-6951

Address: 6834 94th CWS GG 55016

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Dennis Frigstad

Date: 9-20-18

Printed Name: Dennis Frigstad

Phone: 651-307-2127

Address: 1834 94th Ave S

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Megan Sweet Date: 9/19/10
Printed Name: Megan Sweet Phone: 651-398-1869
Address: 6771 94th St., Cottage Grove

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

The Summers Landing Homeowner's Association has been made aware of an issue affecting some of the properties with the Summers Landing Development.

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Please sign/date this form below:

Signature: Jeannette VanDenberg Date: 9/20/18

Printed Name: Jeannette VanDenberg Phone: 651-458-9132

Address: 6858 94th Ave So. Cottage Grove MN 55016

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Tony Vanderberg Date: 9/20/18
Printed Name: Tony Vanderberg Phone: 651-458-9132
Address: 6858 94th Ave So. Cottage Grove MN 55016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

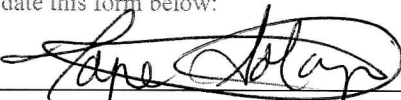
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Please sign/date this form below:

Signature: 

Date: 9-21-18

Printed Name: Tope Solaju

Phone: 818-824-2778

Address: 6753 94th SO Cottage grove MN 55016

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____

Summers Landing Homeowner's Association

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Date: _____

Printed Name: _____

Phone: _____

Address: _____

Summers Landing Homeowner's Association

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Please sign/date this form below:

Signature: Harold Brown

Date: 9/20/18

Printed Name: Harold Brown

Phone: 651-335-3962

Address: 6876 94th Ave S

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____

Summers Landing Homeowner's Association

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Please sign/date this form below:

Signature: Jeannie Symicek

Date: 9-20-18

Printed Name: Jeannie Symicek

Phone: 651-210-0852

Address: 6852 94th CV S.

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Teri L Farone

Date: Sept 30, 2018

Printed Name: Teri L Farone

Phone: 805-540-9883

Address: 6864 94th Cove S

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Brian Farone Date: 9-20-18

Printed Name: Brian Farone Phone: 612-322-3226

Address: 6864 94th Cove South

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT


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Please sign/date this form below:

Signature:  Date: 20 SEP 18

Printed Name: Nathan Nason Phone: _____

Address: 6802 8 94th CV S

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

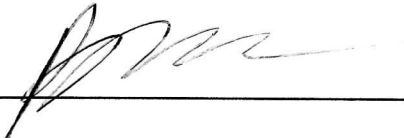
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Please sign/date this form below:

Signature:  Date: 9/20/18

Printed Name: Brittany Nairn Phone: 956-998-9052

Address: 6828 94th Cr S

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Laurie Rheault

Date: 9-21-18

Printed Name: Laurie Rheault

Phone: 651 459-5166

Address: 6963 94th st. so

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Gary G. Rheault Date: 9-20-18

Printed Name: GARY G. RHEAULT Phone: 651-253-9113

Address: 6963 94th ST S, COTTAGE GROVE MN 55016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Alanna Caruso Date: 9/20/18
Printed Name: Alanna Caruso Phone: 912410
Address: 6765 94th St. S.

Summers Landing Homeowner's Association

CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Mr. Co Date: 9/20/18
Printed Name: Marcus Caruso Phone: 9/20/18
Address: 6765 94th St S - Cottage Grove MN 55016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____

Summers Landing Homeowner's Association
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Please sign/date this form below:

Signature: Michelle M. Jaeschke Date: 9-19-18

Printed Name: MICHELLE M JAESCHKE Phone: 952-956-4350

Address: 6776 94th St S, Cottage Grove, MN 55016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

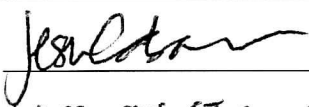
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Please sign/date this form below:

Signature: JESUS CABANAS Date: 9/19/18
Printed Name:  Phone: 651-587-6501
Address: 6898 ONE ST S UTTARE URGVE, MN 55016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

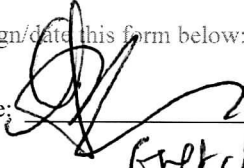
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We propose that an amendment be written to change the fence height to a maximum of 6'. In order for this amendment to pass we need 30 of the current residents to agree and sign their approval on this document.

The undersigned, as a member of the Summers Landing Homeowner's Association, a Minnesota non-profit company, and as owner of the unit identified below, hereby consents to the association's proposal to supplement the recorded covenants and change the maximum fence height to 6'.

Please sign/date this form below:

Signature: 

Date: 9/19/18

Printed Name: Gretchen Butler

Phone: 715-338-7380

Address: 6898 94th St S Cottage Grove, MN 55016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT


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Please sign/date this form below:

Signature:  Date: 9-19-18
Printed Name: Mark D Elliott Phone: 920-428-4400
Address: 6264 94th St S. C.G 58016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Janet L Elliott Date: 9-19-18
Printed Name: Janet L Elliott Phone: _____
Address: 6764 94th St S, Cottage Grove MN 55016

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Signature: _____

Date: _____

Printed Name: _____

Phone: _____

Address: _____

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Please sign/date this form below:

Signature: Ashley Auchampach Date: 9-19-12
Printed Name: Ashley Auchampach Phone: 651-408-4042
Address: 6899 94th St S

Summers Landing Homeowner's Association
CONSENT TO PROPOSED AMENDMENT

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Please sign/date this form below:

Signature: Mitchell Date: 9/18/18
Printed Name: Michelle Townsend Phone: (081) 303-0624
Address: 6795 94th St CG MN 55016

Summers Landing Homeowner's Association
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