
**CERTIFICATE OF THIRD AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR
QUARRY WOODS, A Residential Community
St. Cloud, Minnesota**

This CERTIFICATE OF THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR QUARRY WOODS, A Residential Community, St. Cloud, Minnesota (“**Amendment**”) is made effective as of the _____.

WHEREAS, A Declaration of Covenants, Conditions, Easements and Restrictions for Quarry Woods, a Residential Community, St. Cloud, Minnesota, dated August 2, 2005, was recorded on January 9, 2006, as Document No. 1181882, in the office of the County Recorder, in and for Stearns County, Minnesota (the “Declaration”).

WHEREAS, The First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Quarry Woods, a Residential Community, St. Cloud, Minnesota was recorded on October 15, 2010, as Document No. A1327279 in the Office of the Stearns County Recorder.

WHEREAS, The Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Quarry Woods, a Residential Community, St. Cloud, Minnesota was recorded on April 18, 2011, as Document No. A1341406 in the Office of the Stearns County Recorder.

WHEREAS, The Declaration related to real property known as Quarry Woods, Quarry Woods Second Addition, Quarry Woods Third Addition, and Quarry Woods Fourth Addition, legally described on the attached Exhibit I.

WHEREAS, The Declarant under the Declaration, Insignia Development., LLC, no longer owns any lots within the relevant real estate.

WHEREAS, Quarry Woods Home Owners' Association, Inc., a Minnesota non-profit corporation (the "Association"), has been duly organized and validly exists pursuant to Minnesota Statutes 317 A, et seq.

WHEREAS, Quarry Woods Home Owners' Association met on _____, 2023, pursuant to the Bylaws of the Association and has duly agreed to amend the Declaration in certain respects and to evidence such amendments by this writing.

NOW, THEREFORE, the Declaration is amended as follows:

1. Any reference in the Declaration and its Amendments referring to the Architectural Control Committee shall be replaced and referred to as the Architectural Review Committee (“ARC”).
2. The following provisions shall be added:

Section 6.1 (a) Rental of Lot or Dwelling. Renting of Lots or any dwelling thereon, either short-term or long-term, is prohibited.

Section 6.20 Solar Panels. Installation of solar panels is prohibited. However, the Architectural Review Committee may waive this provision if it deems a variance is appropriate. Approving such waiver shall be in the Architectural Review Committee’s sole and absolute discretion.

~~**Section 6.21 Pools / Hot Tubs / Spas.** Installation of Pools / Hot Tubs / Spas must be reviewed by the Architectural Review Committee. Approval shall be in the Architectural Review Committee’s sole and absolute discretion.~~

3. Except as explicitly amended by this Amendment, all other provisions of the Declaration shall remain in full force and effect.

[Signature Page Follows.]

**SIGNATURE PAGE
to Certificate of Amendment**

IN WITNESS, WHEREOF, the undersigned has executed this Certificate of Amendment to the Declaration of Development Standards and Covenants for Quarry Woods effective as of the date first above written.

**Quarry Woods Homeowner's Association,
Inc.,**
a Minnesota nonprofit corporation

By: James Dahl
Its: Board President

STATE OF MINNESOTA

SS

COUNTY OF

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by **James Dahl**, Board President of Quarry Woods Homeowner's Association, Inc., a nonprofit corporation organized under the laws of Minnesota, on behalf of said company.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Hanson Law Office, PA
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