

# OFFICE OF COUNTY RECORDER STEARNS COUNTY, MINNESOTA

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DIANE GRUNDHOEFER STEARNS COUNTY RECORDER



# SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF QUARRY WOODS, A Residential Community St. Cloud, Minnesota

This Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions ("Amendment") is made effective as of 3 - 29, 2011 ("Effective Date").

### RECITALS

- A. 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").
- B. 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.
- C. 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.
- C. The Declarant under the Declaration, Insignia Development, LLC, no longer owns any lots within the relevant real estate.
- D. Quarry Woods Home Owners' Association, Inc., a Minnesota non-profit corporation (the "Association"), has been duly organized and validly exists pursuant to Minnesota Statutes 317A, et. seq.

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E. The requisite members of the Association met on July 26, 2010, pursuant to the Bylaws of the Association and have voted to amend the Declaration to remove a portion of the real property known as Quarry Woods, legally described on the attached Exhibit B, and terminate the Declaration with regard to such property.

For good and valuable consideration, the Declaration is hereby Amended as follows:

- 1. Exhibit A to the Declaration shall be Amended to remove Lots 1, 2, 3, 4, 5, 6, and 7, Block 1, Lot 1 and 4, Block 2, and the Park, all in Quarry Woods Addition; and Lots 1 and 2, Block 1 and Lots 1 and 2, Block 2 all in Quarry Woods Third Addition, according to the recorded plat thereof, Steams County, Minnesota. The Declaration shall cease to encumber such property.
- 2. Exhibit A to the Declaration shall now encumber the Property as set forth in Exhibit A attached hereto, which shall now be known as Exhibit A to the Declaration.
- 3. In all other respects, the provisions set forth in the Declaration, shall remain in full force and effect.

QUARRY WOODS HOME OWNERS'
ASSOCIATION, INC., a Minnesota non-

profit corporation

Weston Schneider Its President

STATE OF MINNESOTA )

) SS

COUNTY OF STEARNS

On this 29 day of Movo, 2011, before me, a Notary Public for this County, personally appeared Weston Schneider, to me personally known, who, being by me duly sworn did say that he is the President of Quarry Woods Home Owners' Association, Inc., and that said instrument was signed on behalf of said non-profit corporation and is the free act and deed of the corporation.



Natalilly Notary Public

Steve Noble

It's Secretary

STATE OF MINNESOTA )
) SS
COUNTY OF STEARNS )

On this 12 day of April , 2011, before me, a Notary Public for this County, personally appeared Steve Noble, to me personally known, who, being by me duly sworn did say that he is the Secretary of Quarry Woods Home Owners' Association, Inc., and that said instrument was signed on behalf of said non-profit corporation and is the free act and deed of the corporation.



Motary Public

U THIS INSTRUMENT DRAFTED BY:

Rinke Noonan 300 US Bank Plaza 1015 West St. Germain Street P.O. Box 1497 St. Cloud, MN 56302-1497 (320) 251-6700

#### EXHIBIT I

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block One (1); AND Lot One (1) and Lot Four (4), Block Two (2); AND Outlots A, C, D & G; AND the Park, QUARRY WOODS, according to the recorded plat thereof, Stearns County, Minnesota;

# ALSO:

Lot One (1), Block One (1); AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Two (2); AND Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Three (3); AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Four (4); AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8), Block Five (5); AND Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Seven (7); AND Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Eight (8); AND Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Nine (9); AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), Block Ten (10); AND Outlot A; AND the Park; QUARRY WOODS SECOND ADDITION, according to the recorded plat thereof, Stearns County, Minnesota;

# **ALSO**

Lots One (1) and Two (2), Block One (1); AND Lots One (1) and Two (2), Block Two (2), QUARRY WOODS THIRD ADDITION, according to the recorded plat thereof, Stearns County, Minnesota;

## **ALSO**

Lot One (1), Block One (1) AND Outlot A, QUARRY WOODS FOURTH ADDITION, according to the recorded plat thereof, Stearns County, Minnesota.

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#### **EXHIBIT A**

Outlots A, C, D & G; QUARRY WOODS, according to the recorded plat thereof, Steams County, Minnesota;

# ALSO:

Lot One (1), Block One (1); AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Two (2); AND Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Three (3); AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Four (4); AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8), Block Five (5); AND Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Seven (7); AND Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Eight (8); AND Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Nine (9); AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), Block Ten (10); AND Outlot A; AND the Park; QUARRY WOODS SECOND ADDITION, according to the recorded plat thereof, Stearns County, Minnesota;

# **ALSO**

Lot One (1), Block One (1) AND Outlot A, QUARRY WOODS FOURTH ADDITION, according to the recorded plat thereof, Stearns County, Minnesota.

# **EXHIBIT B**

# REAL PROPERTY BEING REMOVED FROM DECLARATION

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7), Block One (1); AND Lot One (1) and Lot Four (4), Block Two (2); AND the Park, Quarry Woods, according to the recorded plat thereof, Stearns County, Minnesota,

# AND

. . . . .

Lots One (1) and Two (2); Block One (1); AND Lots One (1) and Two (2), Block Two (2), QUARRY WOODS THIRD ADDITION, according to the recorded plat thereof, Steams County, Minnesota.