

Receipt:# 664406

DCR \$46.00

Return to:
E - SIMPLIFILE
4844 North 300 West
Suite 202

Provo UT 84604

4456079



Certified Filed and/or recorded on:

12/3/2024 10:34 AM

4456079

**Office of the County Recorder
Washington County, Minnesota**
Amy Stenftenagel, County Recorder

(Reserved for recording data)

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Hills of Spring Creek – (Phase 3, Second Addition)

This Supplemental Declaration of Covenants, Conditions and restrictions (“Supplemental Declaration”) is made on this 21st-day of November 2024, by Derrick Custom Homes, Inc., a Wisconsin corporation (the "Developer"). Capitalized terms not defined herein shall have the meanings set forth in the Declaration (defined below).

WHEREAS, the Developer is the owner of certain real property located in the Township of Baytown, County of Washington, State of Minnesota, and legally described as follows:

Outlots B, D, G, M, N, O, P, Q, R, S, and X, Hills of Spring Creek, according to the plat thereof on file and of record in the Office of the Registrar of Titles, Washington County, Minnesota (the "Property");

WHEREAS, Developer is the developer of the Hills of Spring Creek, Phase 3, Second Addition, which is subject to the Declaration of Covenants, Conditions and Restrictions dated November 10, 2021, filed in the Office of the County Recorder in and for Washington County, Minnesota, as Document No. 4347431 (the "Declaration");

WHEREAS, Section 2.1 of the Declaration provides that the Developer may supplement or amend the Declaration to add additional Lots created pursuant to the subdivision and platting of certain Outlots, including the Property referenced above, by recording this Supplemental Declaration, which identifies the additional Lots;

WHEREAS, the Property has been platted (Exhibit A) into the following Lots and Outlots:

Lots 1, 2, 3, 4, 5, Block 1,
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, Block 2,
Lots 1, 2, 3, Block 3,
Lots 1, 2, 3, Block 4,
Lots 1, 2, 4, 5, Block 5,
Outlots B, D, G, S, R, and X.

All in the Hills of Spring Creek 3rd phase/2nd Addition according to the plat thereof on file and of record in the Office of the Registrar of Titles, Washington county, Minnesota (the "Supplemental Property")

THEREFORE, Developer subjects the Supplemental Property to the Declaration with the intent that the Declaration shall constitute covenants to run with the Supplemental Property and that the Supplemental Property shall be owned, used, occupied, and conveyed subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration and this Supplemental Declaration, all of which shall be binding upon all Persons owning or acquiring any right, title or interest therein, and their heirs, personal representatives, successors and assigns.

SECTION 1 DEFINITIONS

The definitions contained in Section 1 of the Declaration shall, when used in this Supplemental Declaration, have the same meaning described in the Declaration.

SECTION 2 DESCRIPTION OF LOTS AND RELATED EASEMENTS

2.1 Lots. The Supplemental Property will consist of twenty seven (27) Lots added to the Declaration by this Supplemental Declaration. All Lots are restricted exclusively to single family residential use, and are subject to the Development Agreement, the Declaration and this Supplemental Declaration.

2.2 Additional Lots. Developer may further create an additional twenty three (23) Lots and Outlots in future phases by the subdivision of Outlots B, D, R, S, T, U, V, W, and X, as provided in Section 2.1 of the Declaration, and may add the Lots and Outlots to the Declaration pursuant to Section 2 of the Declaration.

SECTION 3 COMMON PROPERTY

3.1 Common Property. The Common Property within the Supplemental Property shall consist of Outlots B, D, G, S, R, and X, all in the Hills of Spring Creek 3rd phase, 2nd Addition, according to the recorded plat thereof on file and of record in the Office of the County Recorder of Washington County, Minnesota. The Common Property described within this Supplemental Declaration shall be subject to all of the terms and conditions of the Declaration.

**SECTION 4
MINIMUM BASEMENT FLOOR
ELEVATIONS**

4.1 Minimum Basement Floor Elevations. Each of the Lots within the Supplemental Property is subject to Minimum Basement Floor Elevations, as required by Washington County. The Minimum Basement Floor Elevations for each of the Lots within the Supplemental Property are as follows:

Lot #	Block #	LBOE/MBFE
1	1	
2	1	
3	1	
4	1	
5	1	
1	2	935.5
2	2	
3	2	
4	2	946
5	2	946
6	2	946
7	2	
8	2	
9	2	
10	2	
11	2	931.5
1	3	931.5
2	3	
3	3	
4	3	
1	4	945.5
2	4	945.5
3	4	940
1	5	945.5
2	5	945.5
3	5	940
4	5	940

SECTION 5
MISCELLANEOUS

5.1 Applicability and Binding Effect. Except as specifically modified by this Supplemental Declaration, the Declaration shall remain in full force and effect and all rights, benefits, restrictions and obligations conferred or created by the Declaration shall apply to the Supplemental Property added hereby.

DEVELOPER:

DERRICK CUSTOM HOMES, INC.



By: Ronald L. Derrick
Title: President

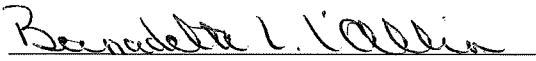
ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF ST. CROIX

)
) ss.
)st

Personally came before me this 21st day of November, 2024, the above named Derrick Custom Homes, Inc., a Wisconsin corporation, by Ronald L. Derrick, President, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin
My commission expires 10-23-29.

BERNADETTE L. L'ALLIER
Notary Public-State of Wisconsin

