

**LAW OFFICES OF  
Drahos Kieson & Christopher, P.A.**

502 - 24<sup>th</sup> Street N.W.  
Bemidji, Minnesota 56601  
Telephone: 218-444-1750

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Ryan K. Kieson  
Adam G. Christopher  
Jeremy A. Klinger\*  
Robert J. Fraik  
(\*also licensed in North Dakota)

Carl C. Drahos (Retired)

August 6, 2025

Jordan Anderson

(Via E-Mail: [jordan.anderson73@gmail.com](mailto:jordan.anderson73@gmail.com))

Re:   Prairiewood - CIC No. 32

Dear Jordan:

Attached is the recorded Common Interest Community No. 25 A Planned Community  
Prairiewood First Amendment to Declaration.

Sincerely,



Ryan K. Kieson

K/dt  
Enclosure

cc:   Katy Hill (Via E-Mail: [SJDevelopment@outlook.com](mailto:SJDevelopment@outlook.com))

DKC



OFFICE OF COUNTY RECORDER  
COUNTY OF BELTRAMI, MINNESOTA  
THIS IS TO CERTIFY  
THAT THIS INSTRUMENT  
WAS FILED IN THIS  
OFFICE ON 07/25/2025 AT  
02:54 PM BY DOCUMENT NUMBER  
A000630304  
By: PAULA R. COONS  
CHARLENE D. STURK  
COUNTY RECORDER  
PAGES: 24

**COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD  
FIRST AMENDMENT TO DECLARATION**

Amendments: The Amendments intended to modify the Declaration as described below are attached and/or referred to by specific titling, underlining, or marking.

Purpose: To amend the Declaration to better define the rights of the homeowners.

**RECITALS**

A. Common Interest Community No. 25, Prairiewood, a planned community, is subject to that certain Declaration dated December 4, 2006, and filed for record in the office of the Beltrami County Recorder on December 7, 2006, by document no. A000469962 (herein the "Declaration").

B. This Amendment is executed by at least eight percent (80%) of the Unit Owners pursuant to Section 29.3 of the Declaration.

C. There have been no mortgage holders who have submitted a written request to the Association to be notified of any proposed action requiring a consent of mortgage holders.

**AMENDMENT**

**ARTICLE XXII - RENTAL RESTRICTIONS**

**Section 22.1** Leasing of Units by S&J Development, LLC, shall be allowed, subject to reasonable regulation by the Association, and subject to the following conditions:

- (i) That no Unit shall be leased for transient or hotel purposes;
- (ii) That no Unit may be subleased;
- (iii) That all leases shall be in writing; and

(iv) That all leases shall provide that they are subordinate and subject to the provisions of the governing Documents, the Rules and Regulations and the Act; and

(v) That any failure of lessee to comply with the terms of such Documents shall be a default under the lease. The Association may impose such reasonable rules and regulations as may be necessary to implement procedures for the leasing of Units consistent with this Section.

**Section 22.2** No other entity or person or owner may lease any Units within the Common Interest Community.

## **ARTICLE XXVIII ARCHITECTURAL CONTROL**

**Section 28.2.4 Review and Approval of Modifications.** After the completion of an original living unit on a Unit, the construction or modification of any building or structure, including, but not limited to, fences, mail boxes, retaining walls, exterior colors, accessory structures, shed, swing sets, jungle gyms, trampolines, pools, hot tubs, basketball hoops, temporary structures, and auxillary structures shall require prior written approval by the Association of the plans, specifications, and samples for the construction or modification, in accordance with the standards set forth herein.

**Section 28.6 Fences.** Fences may be allowed where appropriate and necessary for screening, security, containment, and aesthetic purposes subject to compliance with local ordinances and must be reviewed and approved by the Association. Fences must be of high quality construction and materials. All fences must be designed to be architecturally compatible with the homes and surroundings. Fences may not be higher than six (6) feet above grade, except that ornamental post finials may extend six (6) inches above the top of the fence. All fences must be kept in good repair. Chain-link fence, dog runs and dog houses will be discouraged in areas visible from the public street; however, they may be allowed after review by the Association, which may require screening or other mitigation. A formal request for a fence needs to be submitted to the Architectural Committee for approval.

**Section 28.7 Accessory Structures.** Storage buildings, pool mechanical enclosures, and children's club houses may be allowed in areas that are not visible from the public street and must be reviewed and approved by the Association. The design of any such structure must be highly related to the architectural style of the home and compatible with the surroundings.

No structures may be built within the impervious area shown on the plat.

**Section 28.7.1 Sheds.** Any shed (storage building) allowed must comply with the Township's setback requirements. No shed shall exceed 200 square feet in size. No barn-style shed will be allowed.

**Section 28.7.2 Swingsets and Jungle Gyms.** Temporary structures such as swingsets and jungle gyms shall be allowed within the development. Each swingset or jungle gym type structure shall be secured to the ground with 24-inch ground anchors, along with wires, to secure the swingset to the owner's lot. Any such structure shall be located in the backyard of the Unit.

**Section 28.7.3 Trampolines.** Temporary structures such as trampolines shall be allowed in the development. Any trampoline must be secured to the ground by ground anchors of 24 inches and tied to the owner's lot. All such structures shall be located in the backyard of the Unit.

**Section 28.7.4 Pools and Hot Tubs.** Temporary structures such as pools and hot tubs are allowed. All such structures must be approved by the Architectural Committee. These are allowed on a case-by-case basis. Some lots may not be allowed to have a pool or a hot tub.

**Section 28.7.5 Basketball Hoops.** Temporary structures such as basketball hoops are allowed to be in the development.

**Section 28.10 Temporary Structures.** No manufactured home or structure of temporary character, trailer, basement, tent, shack, garage, barn, or other building shall be used on any Unit at any time as a residence, either temporarily or permanently.

**Section 28.11 Auxiliary Structures.** Unless expressly authorized in this Declaration, no detached structure shall be permitted unless design and location of the same shall be approved by the Association and Township.

Detached garages shall be allowed in the development. The maximum size of a garage shall be 30 feet by 40 feet, with 14-foot high sidewalls. The driveway to such detached garage shall be either asphalt or concrete, with a concrete apron in front of the garage to match the current resident's house. The garage shall have the same style garage door and entrance doors as the owner's residence, along with the same LP Smart Siding and roofing material. Any garage allowed shall comply with all Township Ordinances.

No Further Amendment or Correction. Except as specifically amended herein, the Declaration and all other terms and provisions thereof shall remain unchanged and in full force and effect.

Dated: January 3, 2025.

THIS INSTRUMENT DRAFTED BY:  
DRAHOS KIESON & CHRISTOPHER, P.A.  
Attorneys at Law  
502 - 24th Street NW  
Bemidji, MN 56601  
(218) 444-1750


**SEE ATTACHED PAGES FOR SIGNATURES AND ACKNOWLEDGMENTS.**

Z:\DKC\SAVEDOCS\INC\Prairiewood-DecAm1.wpd (vb)

**THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD**

Owner of Unit Nos. 1-3, 5-12, 14, 16, 17, 19,  
21-31, 34, 36, 38, 40, 42, 44, 45, 48, 49, 51, 52,  
55, 57, 58, 60, 62-70, 72, 73, 75, 76, 78-80, 82,  
84, 87, 89, 90, 92, 94, 96, 98, 100, 102, 104,  
106, 108, 110, 112, and 114  
(74 Units Total)

S&J DEVELOPMENT, LLC

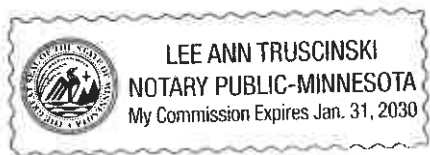
By   
Steven W. Hill, Its partner


STATE OF MINNESOTA

ss.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 25<sup>th</sup> day of July, 2025, by  
Steven W. Hill, the partner of S&J Development, LLC, a limited liability  
company under the laws of Minnesota, on behalf of the company.



  
Notary Public

**THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD**

Owner of Unit No. 18

Howard K. Baxter

Howard Baxter

Pauline K. Baxter

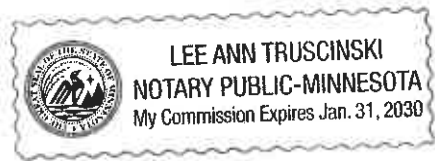
Pauline Baxter

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 23<sup>rd</sup> day of January, 2025, by  
Howard Baxter and Polly Baxter, spouses married to each other.




Lee Ann Truscinski

Notary Public

**THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD**

Owner of Unit No. 20

  
Jennifer Vagle, as Trustee of The Jennifer Lee  
Vagle Revocable Trust Agreement

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

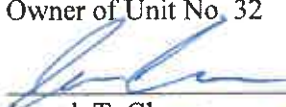
The foregoing was acknowledged before me this 29<sup>th</sup> day of April, 2025, by  
Jennifer Vagle, as Trustee of The Jennifer Lee Vagle Revocable Trust Agreement, dated October 14,  
2016.

  
Notary Public



THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 32

  
Joseph T. Clouser

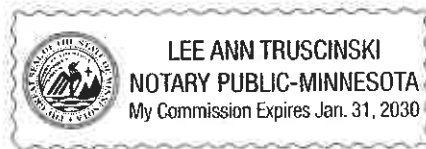
  
Abigail Wuensch


STATE OF MINNESOTA

ss.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 16th day of June, 2025, by  
Joseph Clouser.



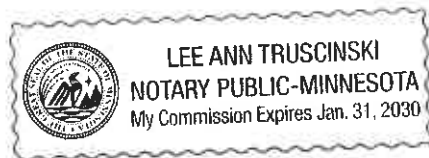
  
Notary Public


STATE OF MINNESOTA

ss.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 16th day of June, 2025, by  
Abigail Wuensch.





  
Notary Public



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FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 39

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 3 day of JANUARY, 2025, by  
Gregory and Jessica Yanish.

  
Notary Public



**THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD**

Owner of Unit No. 43



Matthew Haugstad



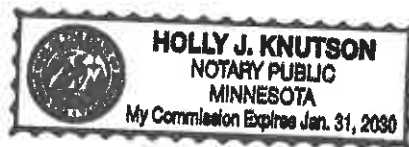
Kelly Blair

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 8th day of January, 2025, by  
Matthew Haugstad and Kelly Blair, *spouses married to each other.*



  
Notary Public

**THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD**

Owner of Unit No. 53

Hinton W. Thorson, Jr.

Hinton W. Thorson, Jr.

Lonnie J. Thorson

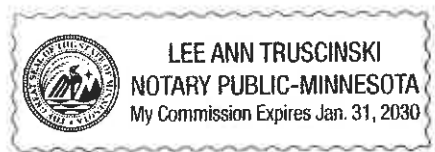
Lonnie J. Thorson

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 17<sup>th</sup> day of January, 2025, by  
Hinton W. Thorson, Jr. and Lonnie J. Thorson, spouses married to each other.




Lee Ann Truscinski

Notary Public

THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 56

  
David Dahlberg

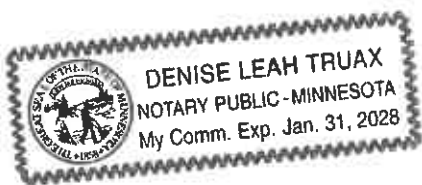
  
Angela Dahlberg

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 6th day of Jan., 2025, by  
David Dahlberg and Angela Dahlberg, *spouses married to each other.*



  
Notary Public

**THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD**

Owner of Unit No. 74

  
Sean Holmes

  
Kait Holmes

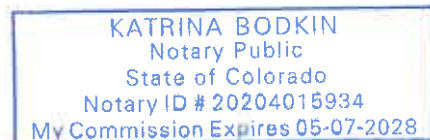
STATE OF MINNESOTA

ss.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 28 day of February 2025, by  
Sean Holmes and Kait Holmes, *spouses married to each other.*

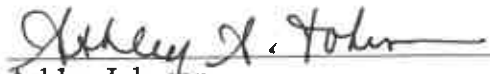
  
Notary Public



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FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 77

  
Brad Johnson

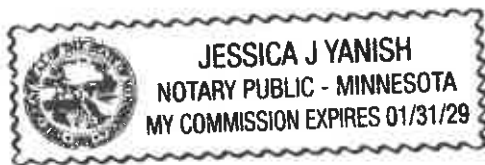
  
Ashley Johnson

STATE OF MINNESOTA

ss.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 3 day of March, 2025, by  
Brad Johnson and Ashley Johnson, *spouses married to each other*.



  
Notary Public

**THIS SIGNATURE PAGE IS ATTACHED TO  
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FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD**

Owner of Unit No. 83



Jeremiah Freye



Andrea Freye

STATE OF MINNESOTA

ss.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 26 day of February, 2025, by  
Jeremiah Freye and Andrea Freye, *spouses married to each other*.



Notary Public



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FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 85

Bruce Daniels

Bruce Daniels

Joanne Daniels

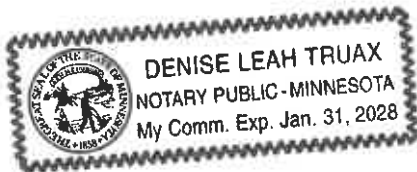
Joanne Daniels

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 30th day of January, 2025, by  
Bruce Daniels and Joanne Daniels, spouses married to each other.



Denise Leah Truax

Notary Public



THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 86

  
Robert Deeds

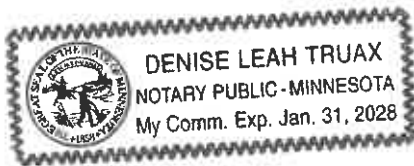
  
Virginia Deeds

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 10th day of Jan., 2025, by  
~~Denise Leah Truax~~ Robert Deeds and Virginia Deeds spouses married to each other.



  
Notary Public

THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 91

James C. Wiese, as Trustee  
James C. Wiese, as Trustee of the James and  
Mary Wiese Revocable Trust

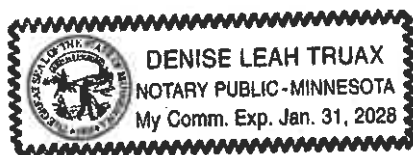
Mary E. Wiese, as Trustee  
Mary E. Wiese, as Trustee of the James and  
Mary Wiese Revocable Trust

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 9th day of May, 2025, by  
James C. Wiese and Mary E. Wiese, as Trustees of the James and Mary Wiese Revocable Trust,  
dated October 23, 2024.



Denise Leah Truax  
Notary Public

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FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 95

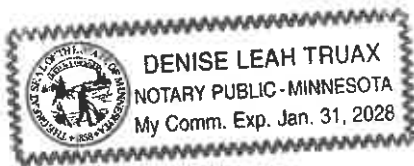
Shane Fjerstad  
Shane Fjerstad

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 9th day of Jan., 2025, by  
Shane Fjerstad, (*marital status?*).



Denise Leah Truax  
Notary Public

THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 97



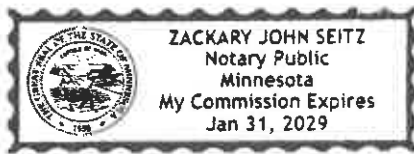
Alex Grasdalen

STATE OF MINNESOTA

ss.

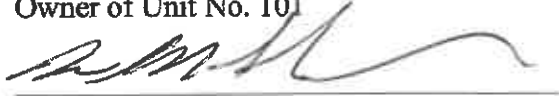
COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 28<sup>th</sup> day of March, 2025, by  
Alex Grasdalen, a single person.

  
Notary Public

THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 101



Dennis Shanahan



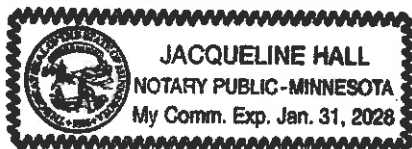
Nora Shanahan

STATE OF MINNESOTA

ss.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 10<sup>th</sup> day of March, 2025, by  
Dennis Shanahan and Nora Shanahan, spouses married to each other.

  
Notary Public

THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 109

  
Jordan Anderson

  
Jesse Anderson

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 31<sup>st</sup> day of January, 2025, by  
Jordan Anderson and Jesse Anderson, *spouses married to each other*.



  
Notary Public

**THIS SIGNATURE PAGE IS ATTACHED TO  
FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD**

Owner of Unit No. 111



Anthony Moe

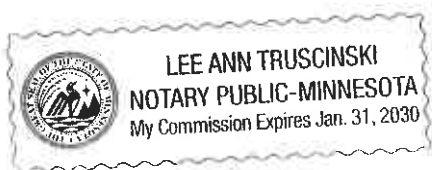
  
Kimberley Moe

STATE OF MINNESOTA

SS.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 13th day of February, 2025, by Anthony Moe and Kimberley Moe, spouses married to each other.





Notary Public

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FIRST AMENDMENT TO DECLARATION  
FOR  
COMMON INTEREST COMMUNITY NO. 25  
A PLANNED COMMUNITY  
PRAIRIEWOOD

Owner of Unit No. 113

Tom Robertson  
Tom Robertson

Healean Robertson  
Healean Robertson

STATE OF MINNESOTA

ss.

COUNTY OF BELTRAMI

The foregoing was acknowledged before me this 3rd day of March, 2025, by  
Tom Robertson and Healean Robertson, *spouses married to each other*.



Holly J. Knutson  
Notary Public



Recorders Note:

This Amendment is being recorded with the pages numbered as submitted.