

EIGHTEENTH SUPPLEMENTARY DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR NORTHFORK

This Eighteenth Supplementary Declaration is made this 29<sup>th</sup> day of March, 1996 by North Fork, Inc., a Minnesota corporation (hereinafter "Declarant").

RECITALS

A. Declarant is the developer of the Northfork Planned Unit Development in the City of Ramsey, County of Anoka, State of Minnesota.

B. Declarant executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Northfork dated September 25, 1985 and recorded September 27, 1985 as Anoka County Registrar of Titles Document No. 145186 (the "Original Declaration").

C. The Original Declaration was amended, restated and supplemented by that certain Restated Declaration of Covenants, Conditions and Restrictions for Northfork dated January 15, 1986 and recorded April 10, 1986 as Anoka County Registrar of Titles Document No. 150096 (the "Restated Declaration").

D. Declarant further executed and recorded that certain Supplementary Declaration of Covenants, Conditions and Restrictions for Northfork dated April 2, 1987 and recorded April 2, 1987 as Anoka County Registrar of Titles Document No. 161498, thereby bringing the single family lots of NORTHFORK SECOND within the scheme of the Restated Declaration as "Additional Property", pursuant to Section 2.3 of the Restated Declaration.

E. Declarant further executed and recorded that certain Sixth Supplementary Declaration of Covenants, Conditions and Restrictions for Northfork dated March 14, 1991 and recorded April 15, 1991 as Anoka County Registrar of Titles Document No. 205466, amending certain provisions of the Restated Declaration pursuant to Article XIII thereof.

F. Declarant further executed and recorded that certain Eighth Supplementary Declaration of Covenants, Conditions and Restrictions for Northfork dated April 20, 1992 and recorded May 20, 1992 as Anoka County Registrar of Titles Document No. 219409, thereby relocating the Lake Access Area described in Section 11.3 of the Restated Declaration and legally described in Exhibit B of said Restated Declaration to the parcel legally described as Exhibit A of such Eighth Supplementary Declaration.

G. Declarant is the fee owner of all of Northfork Oaks Second Addition; Peoples National Bank of Mora, a banking corporation under the laws of the United States of America, is a Mortgagee of all of Northfork Oaks Second Addition

H. Declarant desires to bring all the Lots and Blocks in Northfork Oaks Second Addition within the scheme of the Restated Declaration as "Additional Property" pursuant to Section 2.3 of the Restated Declaration; and to place certain Restrictions on the use of Lots 3, 4 and 5, Block 1, Northfork Oaks Second Addition.

## DECLARATIONS

NOW, THEREFORE, Declarant hereby declares:

1. ADDITIONAL PROPERTY. The "Property" as defined in the Restated Declaration, shall include all the Lots and Blocks in Northfork Oaks Second Addition, Anoka County, Minnesota. Said parcels are as defined in the Restated Declaration. Said parcels are and shall be held, transferred, sold, conveyed, used and occupied, subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Restated Declaration and the Supplementary Declarations.

2. No natural vegetation, including mature trees, under-story or shrubbery, shall be removed, disturbed or altered within 35 feet of the East boundary lines of Lots 3, 4 and 5, Block 1, NORTHFORK OAKS SECOND ADDITION, except as are required to be removed, disturbed or altered by law. Such prohibition is specifically designated for the benefit of all lots within the plat of NORTHFORK OAKS SECOND ADDITION and for the benefit of the owners of property adjacent to and East of Lots 3, 4 and 5, Block 1, NORTHFORK OAKS SECOND ADDITION. Any of such parties shall have the right to enforce this prohibition by an action at law or in equity.

3. SUPPLEMENT LIMITED. Except as specifically supplemented by this Eighteenth Supplementary Declaration, the Restated Declaration, Supplementary Declaration, Sixth Supplementary Declaration and Eighth Supplementary Declaration shall remain in full force and effect according to their terms.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

NORTH FORK, INC.

By *Dennis F. Peck*  
Its Assistant Vice President

STATE OF MINNESOTA        )  
                                  ) ss.  
COUNTY OF ANOKA         )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 1996 by Dennis F. Peck, the Assistant Vice President of North Fork, Inc., a Minnesota corporation, on behalf of the corporation.

*Betty L. Penlke*  
Notary Public



CONSENT OF PEOPLES NATIONAL BANK OF MORA

Peoples National Bank of Mora, a banking organization under the laws of the United States of America, as holder of a mortgage on all Lots and Blocks in Northfork Oaks Second Addition hereby consents to the foregoing Eighteenth Supplementary Declaration of Covenants, Conditions and Restrictions for Northfork and agrees to be bound by it, subject to its rights thereunder as a mortgagee.

PEOPLES NATIONAL BANK OF MORA

By Richard J. Roester  
its PRESIDENT

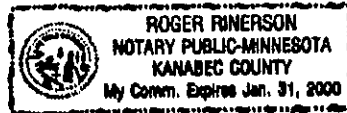
STATE OF MINNESOTA )  
COUNTY OF Kanabec ) ss.

The foregoing instrument was acknowledged before me this 20th day of MARCH, 1996 by RICHARD J. ROESTER, the PRESIDENT of Peoples National Bank of Mora, a banking organization under the laws of the United States of America, on behalf of said institution.

Roger Finerson  
Notary Public

DRAFTED BY:

NORTH FORK, INC.  
713 BRADFORD AVE NW  
CHAMPLIN, MN. 55316



NO COPY

TORRENS

Receipt # <u>18310/19.50</u>	<input type="checkbox"/> Certified Copy
Date/Time: <u>3/20/96/12:30</u>	<input type="checkbox"/> Tax Lien/Release
Doc. Order <u>203</u>	<input type="checkbox"/> Mult. Co. Doc. Tax Paid
Checked by: <u>KB</u> Filing Fee: <u>19.50</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Delinquents <u>None</u>	<input type="checkbox"/> Division <input type="checkbox"/> OAC
From Cert. # <u>77948 A</u>	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec.
# of New Cells: <u>0</u> Typed <u>    </u> Comp. Entry <u>    </u>	
Comp. by: <u>    </u> Tract Updated: <u>1</u> Comp. Complete <u>    </u>	

Est 246 PG 28 NO 77948

DOCUMENT NO. 278514.0 TORRENS

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON MAR 20 96 AT 12:30 PM

FEES AND TAXES IN THE AMOUNT OF 19.50 BY RECORDED. PAID.

RECEIPT NO. 96018310

EDWARD M. TRESKA

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY BIC DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

278514.0 TORRENS  
NORTH FORK INC  
713 BRADFORD AVE  
CHAMPLIN, MN 55316

308706

EIGHTEENTH SUPPLEMENTARY DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR NORTHFORK

This Eighteenth Supplementary Declaration is made this 12<sup>th</sup> day of March, 1998 by North Fork, Inc., a Minnesota corporation (hereinafter "Declarant").

RECITALS

A. Declarant is the developer of the Northfork Planned Unit Development in the City of Ramsey, County of Anoka, State of Minnesota.

B. Declarant executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Northfork dated September 25, 1985 and recorded September 27, 1985 as Anoka County Registrar of Titles Document No. 145186 (the "Original Declaration").

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278514

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1. ADDITIONAL PROPERTY. The "Property" as defined in the Restated Declaration, shall include all the Lots and Blocks in Northfork Oaks Second Addition, Anoka County, Minnesota. Said parcels are as defined in the Restated Declaration. Said parcels are and shall be held, transferred, sold, conveyed, used and occupied, subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Restated Declaration and the Supplementary Declarations.

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CONSENT OF PEOPLES NATIONAL BANK OF MORA

Peoples National Bank of Mora, a banking organization under the laws of the United States of America, as holder of a mortgage on all Lots and Blocks in Northfork Oaks Second Addition hereby consents to the foregoing Eighteenth Supplementary Declaration of Covenants, Conditions and Restrictions for Northfork and agrees to be bound by it, subject to its rights thereunder as a mortgagee.

PEOPLES NATIONAL BANK OF MORA

By Richard J. Roesler  
its PRESIDENT

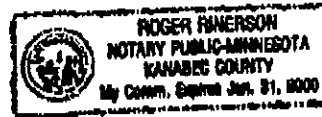
STATE OF MINNESOTA )  
COUNTY OF Kanabec ) ss.

The foregoing instrument was acknowledged before me this 20th day of MARCH, 1996 by RICHARD J. ROESLER the PRESIDENT of Peoples National Bank of Mora, a banking organization under the laws of the United States of America, on behalf of said institution.

Roger Finerson  
Notary Public

DRAFTED By:

NORTH FORK, INC.  
713 BRADFORD AVE NW  
CHAMPLIN, MN. 55316



**NO COPY**  
**TORRENS**

Receipt # <u>18310/19.50</u>	<input type="checkbox"/> Certified Copy
Date/Time: <u>3/20/1961 12:30</u>	<input type="checkbox"/> For Release
Doc. Order <u>243</u>	<input type="checkbox"/> AMB Co. Doc. Tax Paid
Checked by <u>KB</u> Filing Fee: <u>19.50</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Doc.
Recorded by <u>KB</u> Filing Fee: <u>19.50</u>	<input type="checkbox"/> Division <input type="checkbox"/> CAC
Delinquent <u>None</u>	<input checked="" type="checkbox"/> Show <input type="checkbox"/> Del. Spec.
From Cert. # <u>77948 A</u>	
# of New Cert. <u>0</u> Typed <u>0</u> Comp. <u>low</u>	
Comp. <u>1</u>	Comp. <u>Complete</u>

Cal 246 PG 38 NO 77948

DOCUMENT NO. **278514.0 TORRENS**

**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON MAR 20 1961 AT 12:30 PM

FEES AND TAXES IN THE AMOUNT OF 19.50 BY RECORDED PAID.

RECEIPT NO. **96010310**

EDWARD M. TRESKA

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY \_\_\_\_\_  
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

**278514.0 TORRENS**  
**NORTH FORK INC**  
**713 BRADFORD AVE**  
**CHAMPLIN, MN 55316**