

**FIRST SUPPLEMENTARY DECLARATION  
OF  
COVENANTS AND RESTRICTIONS  
FOR HUNTERS CREST**

**THIS FIRST SUPPLEMENTARY DECLARATION** ("First Supplementary Declaration") is made as of this 7 day of October, 2002 by SIENNA CORPORATION, a Minnesota corporation ("Declarant").

WHEREAS, Declarant has; heretofore executed a Declaration of Covenants and Restrictions dated January 15,2002, filed in the office of the County Recorder in and for Hennepin County, Minnesota, on December February 8,2002, as Document No. 7648222; and

WHEREAS, the Declaration provides, among other things, for and the collection and disbursement of assessments and charges created by the Declaration, and the administration and enforcement of certain covenants and restrictions deemed desirable for the efficient preservation of the values and amenities related to the Hunters Crest residential community (the "Property"), located in the City of Minnetrista, County of Hennepin and State of Minnesota; and

WHEREAS, Article III, Section 5 of said Declaration provides that Additional Property may be brought into the scheme of the Declaration, without the consent of the members of Hunters Crest Homeowners Association, Inc., a Minnesota non-profit corporation ("Association"), provided that such Supplementary Declaration is in accordance with the provisions of Article III, Section 5 of the Declaration; and

WHEREAS, Declarant is the present fee owner of the real property legally described on Exhibit A attached hereto; and

WHEREAS, Declarant desires that said real property described on Exhibit A be made subject to and be brought within the scheme of said Declaration pursuant to said Article III, Section 5 thereof.

NOW THEREFORE, Declarant hereby declares that:

1. **Subjection of Additional Property to Scheme of Declaration.** The scheme of the covenants and restrictions of the Declaration is hereby extended to include the real property described on the attached Exhibit A, and said real property hereby is and shall be held, transferred, sold, conveyed and occupied subject to and together with the easements, covenants, conditions, restrictions, charges and liens set forth in said Declaration and this First Supplementary Declaration.

2. Authority for First Supplementary Declaration. This First Supplementary Declaration is made under and in conformity with Article III, Section 5 of the Declaration.
3. Definitions Applicable to First Supplementary Declaration. All of the definitions used in the Declaration shall apply to the property described in Exhibit A attached hereto. Without limiting the generality of the forgoing, the definition of "Lot" shall include all of the platted lots described on said Exhibit A.
4. Captions. The captions and headings of the paragraphs of this First Supplementary Declaration are for convenience only and shall not be used to interpret or define the provisions of this First Supplementary Declaration.

[The remainder of this page is intentionally left blank.]



**EXHIBIT "A"**  
**TO**  
**FIRST SUPPLEMENTARY DECLARATION**  
**OF**  
**COVENANTS AND RESTRICTIONS FOR HUNTERS CREST**

**[Legal Description]**

**Lots 1 through 12, Block 1;**  
**Lots 1 through 29, Block 2;**  
**Lots 1 through 10, Block 3;**  
**Lots 1 through 5, Block 4;**  
**Lot 1, Block 5;**  
**Lots 1 through 14, Block 6; and**  
**Outlots A, C, and D;**  
**All in Hunters Crest 2nd Addition**

**according to the plat thereof on file or of record in the offices of the County Recorder and the Registrar of Titles, in and for Hennepin County, Minnesota.**

**CONSENT OF MORTGAGEE**

Country-West, LLC, a Minnesota Limited Liability Company, the holder of a mortgage dated August 2, 2001, filed for record with the Hennepin County Recorder on August 3, 2001, as Document No. 7516898 and in the office of the Registrar of Deeds on August 3, 2001 as Document No. 3418106, as mortgagee of the Active Development Area, whose mortgage has been conditionally assigned to Wells Fargo, National Association, hereby consents to the foregoing First Supplemental Declaration of Covenants for Hunters Crest and agrees to be bound by it.

**IN WITNESS WHEREOF**, this Consent has been executed this 15th day of October, 2002.

**TRANSFER ENTERED**  
HENNEPIN COUNTY TAXPAYER SERVICES

OCT 30 2002

HENNEPIN COUNTY MNIN.  
BY *R. Hillis* DEPUTY

**COUNTRY-WEST, LLC**  
A Minnesota Limited Liability Company

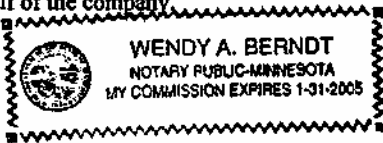
By: *Ronald C. Breckner*  
Its: **Ronald C. Breckner**  
Managing Member

**WELLS FARGO BANK, NATIONAL ASSOCIATION**

By: *[Signature]*  
Its: *[Signature]*

STATE OF MINNESOTA )  
 ) SS  
COUNTY OF DAKOTA )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2002, by Ronald C. Breckner, its Managing Member of Country-West Development, LLC, a Minnesota limited liability company, on behalf of the company.



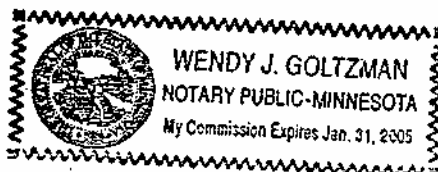
*Wendy A. Berndt*  
Notary Public

STATE OF MINNESOTA )  
 ) SS  
COUNTY OF *Hennepin* )

The foregoing instrument was acknowledged before me this *18<sup>th</sup>* day of *October*, 2002, by *Douglas M. Dirks*, the *Vice President* of Wells Fargo, N.A., a *National* association, on behalf of the *Bank*.

*[Signature]*  
Notary Public

This document was drafted by:  
Sienna Corporation  
Suite 608  
4940 Viking Drive  
Edina, Minnesota 55435



**CONSENT OF MORTGAGEE**

First Federal fsb, a United States corporation, as mortgagee of the Active Development Area, hereby consents to the foregoing First Supplemental Declaration of Covenants for Hunters Crest and agrees to be bound by it.

**IN WITNESS WHEREOF**, this Consent has been executed this 11 day of October, 2001.

**First Federal fsb**

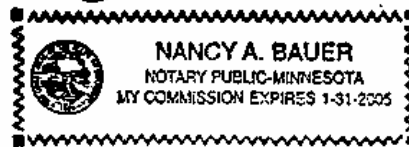
By: *G. B. Lobar*

Its: *President*

STATE OF MINNESOTA    )  
  )ss  
COUNTY OF Dakota    )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of October, 2002, by George B. Lobar the President of First Federal fsb, a Minnesota corporation on behalf of the corporation.

*Nancy A. Bauer*  
Notary Public



This document was drafted by:  
Sienna Corporation  
Suite 608  
4940 Viking Drive  
Edina, Minnesota 55435

RETURN TO:  
First American Title Insurance Company  
1900 Midwest Plaza West  
801 Nicollet Mall  
Minneapolis, MN 55402

59-9759 (JWM)

Duplicate  
Filing  
Certificate

OFFICE OF COUNTY RECORDS  
HENNEPIN COUNTY, MINNESOTA

CERTIFIED FILED AND  
RECORDED

2002 OCT 30 PM 3:02

AS DOCUMENT # 784989  
Marianne W. Conway  
REG. A.C.

  
DEPUTY