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Kimberly S. Savageau, Recorder
Office Of County Recorder
Clay County, MN

58.627.0010 - .0430

PRAIRIE PARKWAY THIRD ADDITION
SUBSEQUENT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
RESERVATIONS, EASEMENTS, LIENS AND CHARGES

This Prairie Parkway Third Addition Declaration of Covenants, Conditions, Restrictions, Reservations, Easements, Liens and Charges ("Subsequent Declaration") is made January 2, 2026, by the Developer who declares:

RECITALS

- A. The Developer has not divested itself of the responsibility of architectural control.
- B. Whereas Prairie Parkway First Addition underwent a replat wherein the property subject to the Declaration was renamed "Prairie Parkway Third Addition."
- C. The undersigned desires to amend and modify the Amended and Restated Declaration of Covenants, Conditions, Restrictions, Reservations, Easements, Liens and Charges of Prairie Parkway First Addition recorded in the office of the Clay County Recorder on June 6, 2023, at 9:47 a.m. as Document No. 838203 (the "Declaration"), by the terms of this Subsequent Declaration.

AMENDMENT

- 1. Article II, "Property Subject to this Declaration" is replaced with the following:

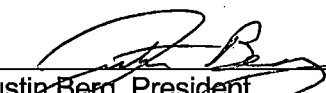
BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 4 OF PRAIRIE PARKWAY 1ST ADDITION; THENCE S00°13'01"E ALONG THE EAST LINE OF SAID BLOCK 4 A DISTANCE OF 424.49 FEET TO THE SOUTH LINE OF SAID BLOCK 4; THENCE S89°52'54"W ALONG SAID SOUTH LINE A DISTANCE OF 991.15 FEET TO THE WEST LINE OF SAID BLOCK 4; THENCE N00°09'54"W ALONG SAID WEST LINE A DISTANCE OF 424.84 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE N89°54'06"E ALONG SAID NORTH LINE A DISTANCE OF 33.28 FEET; THENCE EASTERLY 30.79 FEET ALONG SAID NORTH LINE AND A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 165.00 FEET A CENTRAL ANGLE OF 10°41'26" A CHORD BEARING OF S84°45'11"E AND A CHORD DISTANCE OF 30.74 FEET; THENCE CONTINUING EASTERLY 104.38 FEET ALONG SAID NORTH LINE AND A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1665.00 FEET A CENTRAL ANGLE OF 3°35'31" A CHORD BEARING OF S81°12'14"E AND A CHORD DISTANCE OF 104.37 FEET; THENCE S00°05'54"E A DISTANCE OF 118.85 FEET; THENCE EASTERLY 171.46 FEET ALONG A CURVE CONCAVE

TO THE NORTH HAVING A RADIUS OF 1783.00 FEET A CENTRAL ANGLE OF 5°30'35" A CHORD BEARING OF S86°13'36"E AND A CHORD DISTANCE OF 171.39 FEET; THENCE N00°05'54"W A DISTANCE OF 118.02 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE EASTERLY 47.00 FEET ALONG SAID NORTH LINE AND A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1665.00 FEET A CENTRAL ANGLE OF 1°37'03" A CHORD BEARING OF S89°42'40"E AND A CHORD DISTANCE OF 47.00 FEET; THENCE S00°05'54"E ALONG THE WEST LINE OF LOT 3 OF SAID BLOCK 4 A DISTANCE OF 32.59 FEET; THENCE SOUTHERLY 80.12 FEET ALONG SAID LOT 3 AND A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 170.00 FEET A CHORD BEARING OF S13°36'02"E AND A CHORD DISTANCE OF 79.38 FEET; THENCE EASTERLY 300.40 FEET ALONG THE NORTH LINE OF LOT 2 OF SAID BLOCK 4 AND A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1775.00 FEET A CENTRAL ANGLE OF 9°41'48" A CHORD BEARING OF N84°03'34"E AND A CHORD DISTANCE OF 300.04 FEET; THENCE CONTINUING EASTERLY 10.26 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 55.00 FEET A CENTRAL ANGLE OF 10°41'26" A CHORD BEARING OF N84°33'23"E AND A CHORD DISTANCE OF 10.25 FEET; THENCE N89°54'06"E A DISTANCE OF 69.29 FEET; THENCE N00°05'54"W ALONG THE EAST LINE OF LOT 11 OF SAID BLOCK 4 A DISTANCE OF 110.00 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE N89°54'06"E ALONG SAID NORTH LINE A DISTANCE OF 209.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

2. Ratification of Remaining Provisions. The remaining provisions of the Declaration shall remain in full force and effect.

IN WITNESS of its terms and conditions, the undersigned, the Developer, has caused this Amendment to be executed the day and year first above written.

Prairie Parkway LLC

By: 
Justin Berg, President

STATE OF ND)
COUNTY OF Cass) ss.

On this 20th day of January, 2026, before me personally appeared Justin Berg, known to me to be the President of the limited liability company that is described in, and that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

(SEAL)


Notary Public
My Commission Expires: Nov. 12, 2029

