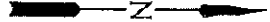


# BOULDER RIDGE ESTATES

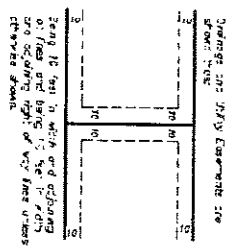
INSET A

(See Sheet 2 of J Sheets)



The east 1/2 of the Northwest Quarter of Section 27, Township 113, Range 22 and a bearing of N05° 54' E  
 a. Easements for transmission, found  
 b. Easements for transmission, found  
 c. Easements for transmission, found  
 d. Easements for transmission, found  
 e. Easements for transmission, found  
 f. Easements for transmission, found  
 g. Easements for transmission, found  
 h. Easements for transmission, found  
 i. Easements for transmission, found  
 j. Easements for transmission, found  
 k. Easements for transmission, found  
 l. Easements for transmission, found  
 m. Easements for transmission, found  
 n. Easements for transmission, found  
 o. Easements for transmission, found  
 p. Easements for transmission, found  
 q. Easements for transmission, found  
 r. Easements for transmission, found  
 s. Easements for transmission, found  
 t. Easements for transmission, found  
 u. Easements for transmission, found  
 v. Easements for transmission, found  
 w. Easements for transmission, found  
 x. Easements for transmission, found  
 y. Easements for transmission, found  
 z. Easements for transmission, found

Scale: 1" = 50 Feet



North line of the Northwest Quarter of the Northwest Quarter of section 27, Township 113, Range 22

Doc. No. A 770191

OFFICE OF THE COUNTY RECORDER  
SCOTT COUNTY, MINNESOTA



Certified Filed and/or Recorded on

04-16-2007 at 02:00 Receipt: 625642

Pat Boeckman, County Recorder

01

Fee: \$ 46.00

1001  
4600  
2:00

# BOULDER RIDGE ESTATES

## Cedar Lake Township, Minnesota

### ARCHITECTURAL CONTROLS

1. **TYPE OF STRUCTURE PERMITTED.** No Lot or Plot shall be used except for residential purposes. Except as hereinafter provided, no structure shall be erected, placed, or permitted to remain on any Lot or Plot other than one (1) detached single family dwelling not to exceed two (2) stories in height, and a private garage for not less than three (3) cars. Garages shall be directly attached or connected to the dwelling by means of a covered walkway of a permanent nature and in keeping with the general architecture. Outside storage buildings may be erected provided they have prior approval of the Architecture Control Committee and provided that the exterior of the storage building be of the same material complimentary to the exterior of the residential structure. Structures erected or placed on any Lot or Plot must be in harmony with the residence in respect to workmanship, materials and external design. Exteriors must be stucco, brick, cedar or redwood or upgraded maintenance-free materials, with upgraded weight shingles used on all homes. Siding shall have a reveal not over eight (8") inches on all sides of the house. Construction of model homes is expressly permitted as long as they conform to the restrictions hereby provided.
  
2. **FLOOR AREA.** Minimum floor area above the front entrance grade level (exclusive of garage and basement) shall be:
  - a. In the case of a single story structure (whether all on one level as in a rambler/ ranch or on different levels as in a split level), not less than 1,800 square feet of finished living space on the main floor.
  - b. In the case of a two story structure, not less than a combined total of finished living space for both the first and second floors of 2,400 square feet.
  - c. Certain exceptions to square footage or other criteria for architectural design may be allowed if approved by the Architectural Control Committee.
  
3. **PLACEMENT OF STRUCTURES.** No structure shall be located on any Lot nearer to a front lot line, a rear lot line, an interior lot line or nearer to a side street right of way line, if any, than the applicable Cedar Lake Township ordinance as related to this subject plat shall allow. For purposes of the criteria and restrictions set forth in this paragraph 3, eaves, steps, fireplaces and open porches shall not be considered as part of the building, provided however, that this shall not be construed to permit any eave, step, fireplace, or open porch on a Lot to encroach further into a setback area than the applicable Cedar Lake Township ordinance, as it relates to this plat allows.
  
4. **STRUCTURES AND BOULEVARD NOT TO BE USED FOR RESIDENTIAL PURPOSES.** No trailer, basement, tent, shack, garage, barn, or outbuilding erected

on the premises shall at any time be used as a residence temporarily or permanently, nor shall any building not completely finished on the exterior be occupied as a residence.

5. **SITE LANDSCAPING, SEEDING AND/OR SODDING.** Foundation plantings shall be required for each house. Said planting plan shall be approved by the Architectural Control Committee and shall be planted prior to occupancy, weather permitting. Each lot shall be sodded within 30 feet of all sides of the house no later than during the first planting season after occupancy. All other disturbed areas shall be seeded within the same time frame. The Lot Owner shall accept responsibility for site maintenance and for controlling storm water runoff. The Lot Owner shall correct all site maintenance for drainage problems within fifteen (15) days of receiving written notice from Cedar Lake Township or the Developer. After said 15 day notice period, the Developer and/or Cedar Lake Township shall have the right to enter the property, correct the site problem and bill the Lot Owner for the work done.
6. **SIGNS.** No sign or any kind shall be displayed to the public view on any Lot except one professional sign of not more than twelve square feet, advertising property for sale.
7. **LOT USE.** No obnoxious or offensive activity shall be carried on upon any Lot or Plot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. **ARCHITECTURAL CONTROL.** No structure shall be erected, placed, or altered on any Lot or Plot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality or workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finished grade elevation. Moreover, no fence or well shall be erected or placed on any Lot without the prior approval of the Architectural Control Committee, nor shall any fence or well be erected nearer to any side yard than the minimum setback allowed under the Cedar Lake Township fence ordinance, if any. In no case shall fences be constructed nearer to the street than the principle structure. Fences must be constructed of either cedar or redwood; chain link fences are specifically prohibited. Dog runs on the Lot must be located so as to not be easily observed from adjacent Lots or Public streets and may be constructed of coated chain link fence material subject to Architectural Control Committee approval. The Committee's approval or disapproval as required by this criteria shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, the applicant must notify the Committee via registered mail requesting approval or disapproval. If, within ten (10) days after receiving said notice the Committee or its designated representative fails to approve or disapprove the plans; or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval shall not be required and the related criteria shall be deemed to have been fully complied with. If at any time the Committee has ceased to exist as such, and has failed to designate a representative to act for it, the need for Committee approval shall be dispensed with.

9. **ARCHITECTURAL CONTROL COMMITTEE.** There is hereby created an Architectural Control Committee ("Committee") which shall initially be composed of the Developer listed below.

Boulder Ridge Estates, Patricia Ferrin, President, or her heirs, successors or assigns. A majority of the Committee may designate a representative to act for it. In the event of a death or resignation of any member of the Committee, the remaining members shall have the full authority to designate a successor. Neither the members of the Committee, nor its designated representative(s), shall be entitled to any compensation for services performed pursuant to this criteria. At any time after 100% of the Lots affected by this criteria have been sold by Developer, or its successors and assigns, to owners who reside in dwellings constructed on said Lots, the said owners of the majority of the Lots affected by this criteria shall have the power through a duly recorded written instrument to change the membership of the Committee or to modify, expand, or restrict its powers and duties.

10. **KEEPING OF ANIMALS.** Shall be in accordance with the County ordinances.

11. **OUTSIDE GARBAGE RECEPTACLES.** No outside incinerators, trash burners or garbage receptacles shall be installed or erected on any Lot or Plot. These criteria shall not be construed to prohibit the use of outdoor barbeques or fireplaces.

12. **EASEMENTS.** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each Lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of water through drainage channels in the easements. The area of each Lot and all improvements in it shall be maintained continuously by the owner of Lot, except for those improvements for which a public authority or utility company is responsible.

Patricia Ferrin  
Patricia Ferrin, Developer  
Boulder Ridge Estates

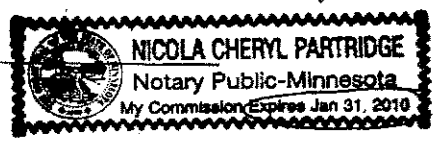
Anda Newhaus 5/10/06  
New Market Bank

State of Minnesota  
County of Scott ss.

On 5/10/06 before me appeared Patricia Ferrin  
to me personally known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they/he/she executed the same as their/his/her free act and deed.

Drafted By X Rebbie McGahey

Npartridge  
Notary Public



14198 Commerce ave  
Primo Lakes, Minn  
55372 3

Attachment to Boulder Ridge Estates Architectural Controls

Boulder Ridge Estates shall consist of Boulder Ridge Estates Block 1 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 and Boulder Ridge Estates Second Addition Block 1 Lots 1, 3 and 4 and Block 2 Lots 1 and 2.