



**A000426456**

**OFFICE OF THE COUNTY RECORDER  
STEELE COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR RECORDED ON  
11/19/2019 02:49 PM  
PAGES: 19 FEES: 46.00  
RICK G. KVIEN  
STEELE COUNTY RECORDER  
BY: MELISSA T**

**THIRD AMENDMENT  
TO  
DECLARATION OF PROTECTIVE COVENANTS**

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This Third Amendment is made to the Declaration of Protective Covenants dated April 24, 2006, and recorded as Document No. A000341066 on May 9, 2006 (hereinafter, "Original Covenants"), and to the First Amendment to Declaration of Protective Covenants dated August 27, 2013, and recorded as Document No. A000393191 on August 27, 2013 (hereinafter, "First Amendment"), and to the Second Amendment to Declaration of Protective Covenants dated August 23, 2017, and recorded as Document No. A000414568 on August 30, 2017 (hereinafter, "Second Amendment"), on this 31st day of October, 2019, by the undersigned, for the properties legally described on Exhibit A, attached hereto.

**PURSUANT TO**, Paragraph 18 of the Original Covenants indicates that the provisions of the Original Covenants may be revised, amended, rescinded, or restated, as may be required or deemed necessary at any time in writing by the owners of 75% of the Lots;

**WHEREAS**, the Second Amendment modified the number of Lots subject to the Declaration of Protective Covenants, as amended, to 68 Lots;

WHEREAS, the undersigned own not less than 51 of the 68 Lots which constitutes 75% of the total number of Lots subject to the Declaration of Protective Covenants, as amended;

WHEREAS, the undersigned desire to amend Paragraph 15 of the Original Covenants;

NOW, THEREFORE, the undersigned hereby amend the Original Covenants and First Covenants and Second Covenants as follows:


1. Paragraph 15 of the Original Covenants shall be deleted in its entirety and the following shall be substituted in its stead:


"15. RECREATIONAL EQUIPMENT. Recreational equipment is defined for the purposes of this Declaration as travel trailers, pickup campers or coaches, motorized


dwellings, trailers, snowmobiles, fish houses, ATV's, boats and trailers. No recreational equipment shall be parked on any Lot, Plot, or appurtenant street for a period longer than twenty-four (24) consecutive hours in any week. In addition, no abandoned vehicle shall be parked on any Lot, Plot, or appurtenant street for a period longer than three (3) consecutive days. For purposes of these covenants, any automobile, van, motorcycle, or other motorized vehicle which is parked in the same location without use for more than seventy-two (72) consecutive hours because of vehicle failure, or because of substantial deterioration causing the vehicle to lose all or virtually all economic value except scrap value, shall be presumed to be an abandoned vehicle."

2. All other terms, conditions, restrictions, reservations and covenants of the Original Covenants, First Amendment, and Second Amendment, shall remain in full force and effect except as specifically amended by this Third Amendment to Declaration of Protective Covenants.

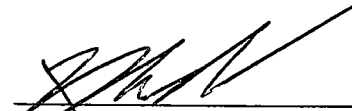
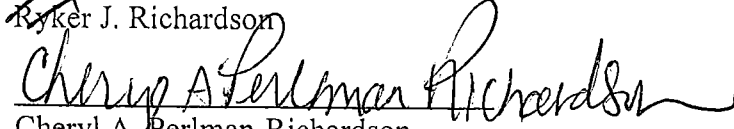
IN WITNESS WHEREOF, the undersigned have caused this Third Amendment to Declaration of Protective Covenants to be executed as of the dates and year set forth below.

  
Christopher L. Gronli

  
Jennifer M. Gronli

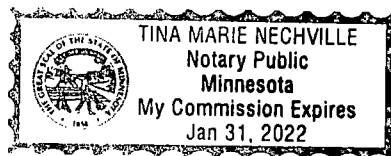
 **PAMELA J. KARGE**  
**NOTARY PUBLIC - MINNESOTA**  
My Commission Expires Jan. 31, 2025

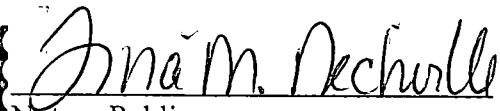
1725 White Oak Lane NE  
Owatonna, MN 55060  
Lot 4, Block 1, Majestic Oaks Addition


  
\_\_\_\_\_  
Ryker J. Richardson  
  
\_\_\_\_\_  
Cheryl A. Perlman-Richardson

STATE OF MINNESOTA    )  
                                      ) ss.  
COUNTY OF STEELE    )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October, 2019,  
by Ryker J. Richardson and Cheryl A. Perlman-Richardson, husband and wife.



  
\_\_\_\_\_  
Notary Public

  
Nathan E. Soukup

65

2715 Timber Ridge PL NE  
Owatonna, MN 55060  
Lots 8 and 9, Block 1, Majestic Oaks Addition

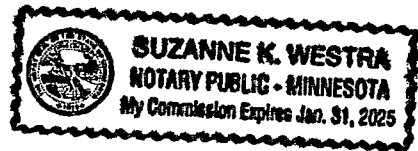
Jeffrey S. Huxford

Michelle R. Huxford<sup>1</sup>


STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF STEELE )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October, 2019, by Jeffrey S. Huxford and Michelle R. Huxford, husband and wife.

Suzanne K. Westra  
Notary Public




Patrick J. Lynch

Patrick J. Smith  
  
 Kimberly J. Smith

Pamela J. Karge  
Notary Public



  
Ryan T. Hemann

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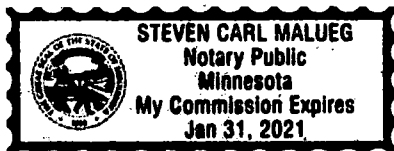
Lot 2, Block 2, Majestic Oaks Addition

Joyce Mattson

COUNTY OF STEELE )

The foregoing instrument was acknowledged before me this 18 day of October, 2019,  
by Dennis Wille and Joyce Mattson, husband and wife.

Steven C. Mahoney  
Notary Public




We vote yes for the change SW

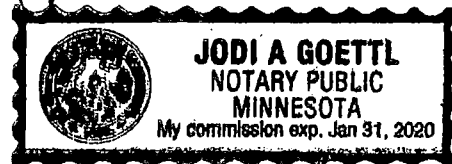
1900 Brookview PL NW  
Owatonna, MN 55060  
Lot 7, Block 2, Majestic Oaks Addition

Renee L. Appel

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF STEELE )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October, 2019, by Daniel J. Appel and Renee L. Appel, husband and wife.

  
Notary Public



1224 SE 28<sup>th</sup> ST  
Owatonna, MN 55060  
Lot 4, Block 3, Majestic Oaks Addition

Steven H. Just  
Steven H. Just

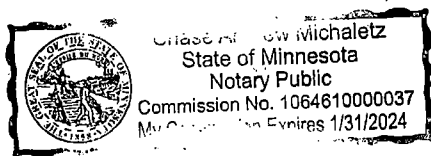
Steven H. Just


Karlene K. Just

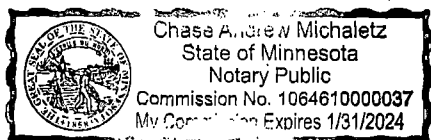
Karlene K. Just


STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF STEELE )


The foregoing instrument was acknowledged before me this 02 day of October, 2019, by Steven H. Just and Karlene K. Just, husband and wife.




  
Notary Public



  
Christopher Prohaski

  
Jill Prohaski

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2019, by Christopher Prohaski and Jill Prohaski, husband and wife.

 **PAMELA J. KARGE**  
**NOTARY PUBLIC - MINNESOTA**  
My Commission Expires Jan. 31, 2025



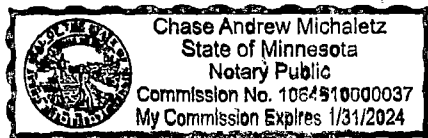
1840 White Oak Lane NE  
Owatonna, MN 55060  
Lot 8, Block 4, Majestic Oaks Addition

Andrew Michaletz

Rhonda Michaletz

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF STEELE )

The foregoing instrument was acknowledged before me this 18 day of October, 2019,  
by Andrew Michaletz and Rhonda Michaletz, husband and wife.



Notary Public

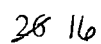


Callison

Bm. [Signature]

Julie Suter  
Julie Suter

Pamela J. Karge  
Notary Public

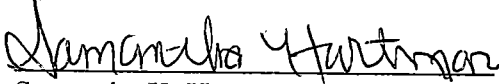




1855 White Oak LN NE  
Owatonna, MN 55060  
Lot 5, Block 5, Majestic Oaks Addition



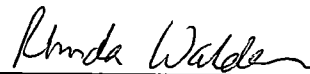
Kyle J. Hartman



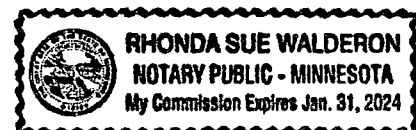
Samantha K. Hartman

STATE OF MINNESOTA )  
                                  ) ss.  
COUNTY OF STEELE    )

The foregoing instrument was acknowledged before me this 16th day of October, 2019,  
by Kyle J. Hartman and Samantha K. Hartman, husband and wife.



Notary Public




We vote yes.

REO DEVELOPMENT GROUP, LLC

Its: PRESIDENT BOARD OF DIRECTORS

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2019, by Ron McCann, as President, of REO Development Group, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

 **PAMELA J. KARGE**  
**NOTARY PUBLIC - MINNESOTA**  
My Commission Expires Jan. 31, 2025

## **EXHIBIT A**

Phase 1 & 2 of Majestic Oaks Addition consists of the following legally described lots:

Block 1 Lot 2 through and including Lot 17  
Block 2 Lot 1 through and including Lot 10  
Block 3 Lot 1 through and including Lot 19  
Block 4 Lot 6 through and including Lot 13  
Block 5 Lot 1 through and including Lot 8  
Block 6 Lot 8 through and including Lot 14

THIS INSTRUMENT WAS DRAFTED BY:

Mark J. Rahrack (ID #252402)  
SMITH, TOLLEFSON, RAHRICK & CASS  
108 West Park Square, Suite A  
P.O. Box 271  
Owatonna, MN 55060  
(507) 451-6540