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SEE FLOOR PLANS FILED  
AS PART OF THIS DOCUMENTDECLARATION FOR CONDOMINIUM NO. 260,  
THE CROSSINGS, A CONDOMINIUM

This Declaration is made by The Crossings, a partnership consisting of Ted Glasrud Associates, Inc., a Minnesota corporation, and TCF Service Corporation, a Minnesota corporation ("Declarant") pursuant to the Minnesota Uniform Condominium Act (the "Act").

I.

Name and Number of Condominium. The name of the condominium is The Crossings, a condominium, and its number is 260.

II.

Location of Condominium. The Condominium is situated in Hennepin County, Minnesota.

III.

Legal Description of Condominium Property. The legal description of the property included in the Condominium is described as follows:

That part of the following described property lying below elevation 838.01 (mean sea level datum):

That part of Lots 7, 8, 9, 10, 11, 12, 18, 19, 20, 21, 22, 23 and 24 AUDITORS SUBDIVISION NUMBER 156, Hennepin County, Minnesota, and that part of Lot 4, Block 51, Town of Minneapolis, and that part of the vacated dedicated alley in Block 51 described as commencing at the intersection of the Southwesterly extension of the Northwesterly line of the Southeasterly Half of said Lot 7 with the Southwesterly line of said Lot 18; thence Northeasterly, along said Southwesterly extension of the Northwesterly line of the Southeasterly Half of Lot 7, 12.00 feet; thence Southeasterly, at right angles, 20.69 feet to the point of beginning, thence continuing Southeasterly along last described line, 38.45 feet; thence Southwesterly, at right angles 8.40 feet; thence Southeasterly, at right angles, 26.77 feet; thence Northeasterly, at right angles 8.40 feet; thence Southeasterly at right angles 70.01 feet; thence Northeasterly, at right angles, 234.87 feet; thence deflecting

← PART OF THE

the crossings.com

to the left, at an angle of 45 degrees 00 minutes 00 seconds, 89.85 feet; thence deflecting to the left, at an angle of 45 degrees 00 minutes 00 seconds, 71.70 feet; thence Southwesterly, at right angles, 298.40 feet to the point of beginning;

and that part of the following described property lying above elevation 870.05 feet (mean sea level datum):

↑ PART OF SUBDIVISION CTS

Lots 19, 20, 21, 22, 23, and 24, Auditor's Subdivision Number 156, Hennepin County, Minnesota. Those parts of Lots 7, 8, 9, 10, 11, 12, and 18, Auditor's Subdivision Number 156, Hennepin County, Minnesota, and that part of the vacated dedicated alley in Block 51, Town of Minneapolis, and that part of Lot 4, Block 51, Town of Minneapolis, all described as follows: Beginning at a point on the Southeasterly line of said Lot 12 distant 10 feet Southwesterly from the most Easterly corner of said Lot 12, thence Northwesterly, parallel with the Northeasterly line of said Lots 12, 11, and 10, a distance of 88.74 feet; thence Northwesterly to a point on the Northwesterly line of the Southeasterly Half of said Lot 7 distant 8.95 feet Southwesterly from the most Northerly corner of the Southeasterly Half of said Lot 7; thence Southwesterly along said Northwesterly line and its extension to the Southwesterly line of said Lot 18; thence Southeasterly to the most Westerly corner of Lot 19, in said Auditor's Subdivision Number 156; thence Northeasterly to most Northerly corner of Lot 24, in said Auditor's Subdivision Number 156, Hennepin County, Minnesota, thence Southeasterly to the most Easterly corner of said Lot 24, thence Northeasterly to the point of beginning;

and that part of the following described property lying between elevation 868.67 feet (mean sea level datum) and elevation 870.05 feet (mean sea level datum):

Commencing at the intersection of the Southwesterly extension of the Northwesterly line of the Southeasterly Half of said Lot 7 with

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the Southwesterly line of said Lot 18; thence Southeasterly, along the Southwesterly line of said Lots 18 and 19, 90.49 feet; thence deflecting to the left, at an angle of 89 degrees 58 minutes 10 seconds, 11.95 feet to the point of beginning; thence continuing Northeasterly along said line, 208.00 feet; thence deflecting to the left, at an angle of 45 degrees 00 minutes 00 seconds, 98.71 feet; thence deflecting to the left, at an angle of 135 degrees 00 minutes 00 seconds, 277.80 feet; thence Southeasterly, at right angles, 38.45 feet; thence Southwesterly, at right angles, 8.40 feet; thence Southeasterly, at right angles, 26.77 feet; thence Northeasterly, at right angles, 8.40 feet; thence Southeasterly, at right angles, 4.58 feet to the point of beginning.

IV.

Description of Units. There are two types of units in this Condominium: (1) residential and (2) garage. Those units listed on Exhibit A and shown on the Floor Plans with the prefix "R" are residential units, and those units listed on Exhibit A and shown on the Floor Plans with the prefix "G" are garage units.

The description or delineation of the boundaries of residential units are the walls, floors and ceilings as shown on the Floor Plans. Where there is an opening in a wall for a door, window or other aperture, then the boundary of a unit is an imaginary plane consisting of the extension of the wall across any such aperture of the wall, and if the entire partition consists of a door or window, then such boundary is the inner surface of the door or glass in the window. The recessed entryway to a Residential Unit is part of the Residential Unit, the unit boundary being an imaginary plane consisting of the extension of the wall across the recessed entryway.

The boundaries of garage units are as follows: the lower horizontal boundary of garage units is the upper surface of the material from which the parking areas are constructed, and does not include any of such material or paint or other surfacing material thereon. The upper horizontal boundary is a plane distant seven feet above the lower horizontal boundary. The vertical boundaries are any walls, and if there are no walls, planes rising vertically at right angles from the center line of any stripe painted or marked on the lower horizontal boundary.

V.

Allocation of Interests in Common Elements, Expenses and Votes. On Exhibit A attached hereto is an allocation of the percentage of undivided interests in the common elements, common expenses and votes in The Crossings Condominium Association (the Association) to each unit in such manner that each of the items is allocated according to the proportion of the square footage of each unit to the square footage of all units.

The cost of maintaining, repairing and replacing (and reserves for these items) the surface of the parking, driveway areas (except for the vehicular driveway across the corner of Second Avenue South and Washington Avenue) and garage areas of the condominium will be a common expense allocated to the garage units in proportion to their common expense liability. Except as herein set forth, any common expense associated with the maintenance, repair or replacement of limited common elements shall be assessed against the unit or in equal shares against the units to which that limited common element was allocated at the time the expense was incurred. Common expenses associated with the maintenance, repair or replacement (and reserves for these items) of limited common elements shall be assessed against the units in proportion to their common expense liability. Except for such expenses in connection with limited common elements and except as otherwise provided herein common expenses shall be assessed against all units in accord with the common expense liability allocated to each unit.

If any unit owner or occupant fails to perform any obligation imposed under the Declaration or the Bylaws or Rules and Regulations, then the Association may, but is not obligated to, perform the same for the unit owner's account and for such purpose may enter upon the unit, may make necessary repairs, advance expenses or other sums necessary to cure the default, and for any such expense, may levy a special assessment upon the unit.

Each unit owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or by that of any member of his family or his or their guests, employees, agents or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy or abandonment of any unit or its appurtenances. Nothing herein contained, however, shall be construed so as to modify any waiver by insurance companies of rights of subrogation.

## VI.

Subdivision and Conversion of Units. As long as any unit is owned by the Declarant, such unit may be subdivided or converted into two or more units, limited common elements, common elements, or a combination of units, limited common elements and common elements.

The declarant may create not more than 48 additional units by subdivision or conversion of residential units owned by the Declarant pursuant to Section 515A.2-115 of the Act.

Except as above set forth, units may not be subdivided.

## VII.

Limited Common Elements. The limited common elements are any portion of a chute, flue, duct, pipe, wire, conduit, bearing wall, bearing column or any other fixture lying within or partially within and partially outside of the designated boundaries of a unit which serve only that unit (any portion thereof serving more than one unit or any portion of the common elements is part of the common elements). All balconies and patios, exterior doors and door frames, including those comprising portions of recessed unit entryways, windows and window frames designed to serve a single unit are special limited common elements allocated exclusively to the units which they are designed to serve.

Each residential unit shall have as a limited common element appurtenant to that unit the storage space which is numbered to correspond to the residential unit.

## VIII.

Commerce at the Crossings. Declarant intends to record a Declaration for Commerce at the Crossings, a Condominium, Condominium No. 286, Hennepin County, Minnesota, together with the Bylaws and Floor Plans creating a condominium exclusively for commercial purposes (hereinafter referred to as "the Commercial Condominium"). The commercial units created in the Commercial Condominium and the common elements described therein may be used for any lawful non-residential purpose. No residential or garage unit owner in The Crossings shall interfere in any way or hinder the use of the commercial units or common elements in the commercial condominium. Each residential and garage unit owner and occupants of such units in The Crossings acknowledge that the total building of which The Crossings is a portion is a mixed use building and that the use of the Commercial Condominium or any portion



thereof for any lawful non-residential purpose shall not be deemed to be a nuisance and such owners and occupants waive any right to object to the use of the units in the Commercial Condominium for the purposes herein stated.

## IX.

Use of Residential and Garage Units and Restrictions. Subject to the provisions of Article XX, the following govern and restrict the use, occupancy and alienation of units:

Residential units are to be occupied and used only for residential purposes by unit owners and their families, tenants and social guests, provided, however, that the Declarant may maintain residential units as models or management offices, all as more particularly set forth in Article XIII. No occupant of a residential unit shall create a nuisance to other occupants or interfere with the peaceable possession of occupants of other units. No pets may be kept in residential units except as permitted by the Rules and Regulations of the Association. There are no restrictions on occupancy or alienation by reason of age, race, sex or religion.

Garage units may be used only for the parking and storage of motor vehicles and bicycles and such other uses as may be designated in the Rules and Regulations. Garage Units may be owned only by an owner or owners of a residential unit or a unit in the Commercial Condominium or a portion of such unit. Garage Units may be leased only to an owner or a tenant of a residential unit or a unit in the Commercial Condominium, or a portion of any such unit.

The following are limitations on the number of persons in occupancy of residential units: No more than two persons shall be in occupancy of a one bedroom unit; no more than four persons shall be in occupancy of a two bedroom unit; and no more than five persons shall be in occupancy of a three bedroom unit. "In occupancy" means occupancy as a principal living place during 30 days in any calendar year.

At no time shall: more than four persons be present in a one bedroom unit overnight, more than six persons be present in a two bedroom unit overnight, and more than seven persons be present in a three bedroom unit overnight, without the prior consent of the Association.

## X.

Local Ordinances. The Condominium is not subject to any ordinance or charter provision provided for in Section 515A.1-106 of the Act because the Condominium is not a conversion condominium.

## XI.

Alterations to Units and Common Elements. Except as permitted by the Act and except as herein set forth, common elements shall not be altered or removed and no improvements shall be constructed or made thereon except by the Association or by others upon the prior written consent of the Association.

The Association's consent shall be requested by a written petition submitted to the Association by the unit owner; unless the Association gives the unit owner a notice requesting further information, denying or limiting its consent within thirty days after the delivery of the petition to the Association the consent may be presumed by the unit owner. The Association may require that a unit owner furnish adequate plans and specifications to describe the nature of the proposed changes and alterations.

## XII.

Relocation of Boundaries. The boundaries between adjoining units may be relocated in accord with Section 515A.2-114 of the Act with the following limitations:

(a) No unit may be modified by relocation of boundaries to the extent that it no longer remains practicably usable as a residential unit or garage unit as the case may be.

(b) Each residential unit resulting from relocation of boundaries shall be at least 710 square feet in area and shall have at least one living room, one kitchen, one bedroom, one bathroom, two exterior windows and direct exclusive access to a common element corridor adjacent to the unit.

## XIII.

Use for Sales Purposes. The Declarant, as provided in Section 515A.2-117 of the Act reserves the right to maintain any unsold residential units as models or management offices until it has completed its sales program for the Condominium. The Declarant may maintain reasonable signs on the common elements advertising its development and sales of the Condominium for the duration of its sales program. Upon termination of any of the rights stated in this Article XIII, the Declarant may remove its property from the Condominium.

## XIV.

Amendments. This Article XIV and Articles VIII, XIII and XX may be amended by the Association only by a written agreement of all unit owners and all first mortgages. Otherwise, and except as

provided in Article XX and the Act, this Declaration may be amended by the Association only by a written agreement of unit owners to which at least 66-2/3% of the votes in the Association are allocated and 66-2/3% of the first mortgagees of the units (each mortgagee having one vote per unit financed).

Articles VI, XIII and XVI cannot be amended without the written consent of the Declarant.

XV.

Termination. The Condominium may be terminated in accord with Section 515A.2-120 of the Act.

XVI.

Period of Declarant Control. The Declarant reserves control of the Association for three years from the date of the first conveyance of a unit to a unit owner other than the Declarant, subject to the restrictions provided in Section 515A.3-103 of the Act.

XVII.

Insurance. The Association shall maintain the insurance required by Section 515A.3-112 of the Act and as required by the Declaration of Easements. The comprehensive general liability insurance shall be of the amount and type that will preclude unit owner tort liability arising out of ownership of the common elements as contemplated in paragraph 515A.3-111(b) of the Act.

XVIII.

Surplus Funds. Any surplus funds described in Section 515A.3-113 of the Act may be applied as therein provided or may at the election of the Association be allocated for capital expenditures.

XIX.

Common Expense Assessments. Except as expressly set forth in this Declaration, assessments for common expenses shall be governed by Section 515A.3-114 of the Act.

The Association may provide that assessments be payable monthly or at other intervals. If default is made in the payment of the installments, the Association may declare the entire annual assessment to be accelerated and to be immediately due and payable.

Fees, charges, late charges, and interest charges provided for in Paragraphs 515A.3-102(8)(9) and (11) of the Act shall be deemed to be assessments and will constitute a lien and are enforceable in accordance with Section 515A.3-115 of the Act.



## XX.

**FHLMC Provisions.** The following provisions shall take precedence over all other provisions of this Declaration, and in the event of any inconsistency or contradiction, the following provisions shall control:

A. A first mortgagee of a unit or its assigns, upon request, will be entitled to written notification from the Association of any default in the performance by the unit owner of any obligation under this Declaration or bylaws which is not cured within sixty (60) days.

B. No right of first refusal contained in this Declaration or the Bylaws of the Association shall impair the rights of a first mortgagee to:

1. foreclose or take title to a unit pursuant to the remedies provided in the mortgage; or
2. accept a deed or assignment in lieu of foreclosure in the event of default by a mortgagor; or
3. sell or lease a unit acquired by the mortgagee.

C. Any first mortgagee who obtains title to a unit pursuant to the remedies provided in the mortgage or foreclosure of the mortgage will not be liable for such unit's unpaid dues or charges which accrue prior to the acquisition of title to such unit by the mortgagee.

D. Unless at least sixty-six and two-thirds percent (66-2/3%), or such higher percentage as is required by law, of the first mortgagees (based upon one vote for each mortgage owned) or owners (other than the sponsor, developer, or builder) of the individual condominium units have given their prior written approval, the condominium homeowners association shall not be entitled to:

- (1) by act or omission, seek to abandon or terminate the condominium project;
- (2) change the pro rata interest or obligations of any individual condominium units for the purpose of:
  - (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or
  - (ii) determining the pro rata share of ownership of each condominium unit in the common element.

- (3) partition or subdivide any condominium unit;
- (4) by act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the common elements. (The granting of easements for public utilities or for other public purposes consistent with the intended use of the common elements by the condominium shall not be deemed a transfer within the meaning of this clause);
- (5) use hazard insurance proceeds for losses to any condominium property (whether to units or to common elements) for other than repair, replacement or reconstruction of such condominium property.

E. Condominium dues or charges (common element expenses) shall include an adequate reserve fund for maintenance, repairs and replacements of those common elements that must be replaced on a periodic basis and shall be payable in regular installments rather than by special assessments.

F. Any agreement for professional management of the condominium project or any other contract providing for services of the developer, sponsor or builder may not exceed two (2) years. Any such agreement must provide for termination by either party without cause and without payment of a termination fee on ninety (90) days or less written notice.

G. All taxes, assessments and charges which may become liens prior to the first mortgage under local law, shall relate only to the individual condominium unit and not to the condominium project as a whole.

H. No provision of the condominium constituent documents gives a condominium unit owner or any other party priority over any rights of the first mortgagee of the condominium unit pursuant to its mortgage in the case of distribution to such unit owner of insurance proceeds or condemnation awards for losses or the taking of condominium apartments and/or common elements.

Neither this Article nor Article XIV shall be amended without the written consent of all first mortgagees of units.

IN TESTIMONY WHEREOF, this Declaration has been executed  
as of this 17<sup>th</sup> day of September, 1961.

THE CROSSINGS, a Partnership,

By Ted Glasrud Associates, Inc.,  
a partner.

By [Signature]  
Its [Signature]

And TCF Service Corporation,  
a partner

By [Signature]  
Its Joe Paschke  
and

By [Signature]  
Its St. Uise Press.

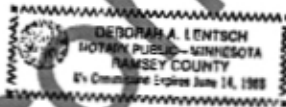
thecrossings.com

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF HENNEPIN )

The foregoing instrument was acknowledged before me this  
17<sup>th</sup> day of September, 1981, by Theodore Glasrud,  
the President of Ted Glasrud Associates, Inc., a  
Minnesota corporation, on behalf of the corporation, as partner of  
The Crossings, a Partnership.

[Signature]  
Notary Public

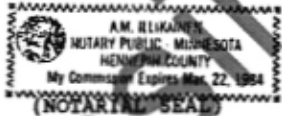
(NOTARIAL SEAL)



STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF HENNEPIN )

The foregoing instrument was acknowledged before me this  
21 day of September, 1981, by A. D. Nash  
and P. Erickson, the Vice President and  
Asst. Vice President, respectively, of TCF Service Corporation,  
a Minnesota corporation, on behalf of the corporation, as a partner  
of The Crossings, a Partnership.

[Signature]  
Notary Public



This instrument was drafted by:  
MACKALL, CROUNSE & MOORE  
1600 TCF Tower  
Minneapolis, Minnesota 55402

## EXHIBIT A

Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association		Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association	
Unit No.		Unit No.	
R-301	.004357	R-501	.004357
R-302	.003178	R-502	.003178
R-303	.002120	R-503	.002120
R-304	.003232	R-504	.003232
R-305	.002153	R-505	.002153
R-306	.002153	R-506	.002153
R-307	.002153	R-507	.002153
R-308	.002153	R-508	.002153
R-309	.002153	R-509	.002153
R-310	.002153	R-510	.002153
R-311	.002153	R-511	.002153
R-312	.002153	R-512	.002153
R-313	.002134	R-513	.002134
R-314	.003377	R-514	.003377
		R-515	.002433
R-316	.003232	R-516	.003232
R-317	.005028	R-517	.005028
R-318	.003243	R-518	.003243
R-401	.004357	R-601	.004357
R-402	.003178	R-602	.003178
R-403	.002120	R-603	.002120
R-404	.003232	R-604	.003232
R-405	.002153	R-605	.002153
R-406	.002153	R-606	.002153
R-407	.002153	R-607	.002153
R-408	.002153	R-608	.002153
R-409	.002153	R-609	.002153
R-410	.002153	R-610	.002153
R-411	.002153	R-611	.002153
R-412	.002153	R-612	.002153
R-413	.002134	R-613	.002134
R-414	.003377	R-614	.003377
R-415	.002433	R-615	.002433
R-416	.003232	R-616	.003232
R-417	.005028	R-617	.005028
R-418	.003243	R-618	.003243



<u>Unit No.</u>	<u>Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>	<u>Unit No.</u>	<u>Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>
R-701	.004357	R-910	.002153
R-702	.003178	R-911	.002153
R-703	.002120	R-912	.002153
R-704	.003232	R-913	.002134
R-705	.002153	R-914	.003377
R-706	.002153	R-915	.002433
R-707	.002153	R-916	.003232
R-708	.002153	R-917	.005028
R-709	.002153	R-918	.003243
R-710	.002153	R-1001	.004357
R-711	.002153	R-1002	.003178
R-712	.002153	R-1003	.002120
R-713	.002134	R-1004	.003232
R-714	.003377	R-1005	.002153
R-715	.002433	R-1006	.002153
R-716	.003232	R-1007	.002153
R-717	.005028	R-1008	.002153
R-718	.003243	R-1009	.002153
R-801	.004357	R-1010	.002153
R-802	.003178	R-1011	.002153
R-803	.002120	R-1012	.002153
R-804	.003232	R-1013	.002134
R-805	.002153	R-1014	.003377
R-806	.002153	R-1015	.002433
R-807	.002153	R-1016	.003232
R-808	.002153	R-1017	.005028
R-809	.002153	R-1018	.003243
R-810	.002153	R-1101	.004357
R-811	.002153	R-1102	.003178
R-812	.002153	R-1103	.002120
R-813	.002134	R-1104	.003232
R-814	.003377	R-1105	.002153
R-815	.002433	R-1106	.002153
R-816	.003232	R-1107	.002153
R-817	.005028	R-1108	.002153
R-818	.003243	R-1109	.002153
R-901	.004357	R-1110	.002153
R-902	.003178	R-1111	.002153
R-903	.002120	R-1112	.002153
R-904	.003232	R-1113	.002134
R-905	.002153	R-1114	.003377
R-906	.002153	R-1115	.002433
R-907	.002153	R-1116	.003232
R-908	.002153	R-1117	.005028
R-909	.002153	R-1118	.003243

<u>Unit No.</u>	<u>Allocation Of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>	<u>Unit No.</u>	<u>Allocation Of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>
R-1201	.004357	R-1411	.002153
R-1202	.003178	R-1412	.002153
R-1203	.002120	R-1413	.002134
R-1204	.003232	R-1414	.003377
R-1205	.002153	R-1415	.002433
R-1206	.002153	R-1416	.003232
R-1207	.002153	R-1417	.005028
R-1208	.002153	R-1418	.003243
R-1209	.002153	R-1501	.004357
R-1210	.002153	R-1502	.003178
R-1211	.002153	R-1503	.002120
R-1212	.002153	R-1504	.003232
R-1213	.002134	R-1505	.002153
R-1214	.003377	R-1506	.002153
R-1215	.002433	R-1507	.002153
R-1216	.003232	R-1508	.002153
R-1217	.005028	R-1509	.002153
R-1218	.003243	R-1510	.002153
R-1301	.004357	R-1511	.002153
R-1302	.003178	R-1512	.002153
R-1303	.002120	R-1513	.002134
R-1304	.003232	R-1514	.003377
R-1305	.002153	R-1515	.002433
R-1306	.002153	R-1516	.003232
R-1307	.002153	R-1517	.005028
R-1308	.002153	R-1518	.003243
R-1309	.002153	R-1601	.004357
R-1310	.002153	R-1602	.003178
R-1311	.002153	R-1603	.002120
R-1312	.002153	R-1604	.003232
R-1313	.002134	R-1605	.002153
R-1314	.003377	R-1606	.002153
R-1315	.002433	R-1607	.002153
R-1316	.003232	R-1608	.002153
R-1317	.005028	R-1609	.002153
R-1318	.003243	R-1610	.002153
R-1401	.004357	R-1611	.002153
R-1402	.003178	R-1612	.002153
R-1403	.002120	R-1613	.002134
R-1404	.003232	R-1614	.003377
R-1405	.002153	R-1615	.002433
R-1406	.002153	R-1616	.003232
R-1407	.002153	R-1617	.005028
R-1408	.002153	R-1618	.003243
R-1409	.002153	R-1701	.004357
R-1410	.002153	R-1702	.003178

<u>Unit No.</u>	<u>Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>	<u>Unit No.</u>	<u>Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>
R-1703	.002120	R-1913	.002134
R-1704	.003232	R-1914	.003377
R-1705	.002153	R-1915	.002433
R-1706	.002153	R-1916	.003232
R-1707	.002153	R-1917	.005028
R-1708	.002153	R-1918	.003243
R-1709	.002153		
R-1710	.002153		
R-1711	.002153		
R-1712	.002153		
R-1713	.002134		
R-1714	.003377		
R-1715	.002433		
R-1716	.003232		
R-1717	.005028		
R-1718	.003243		
R-1801	.004357		
R-1802	.003178		
R-1803	.002120		
R-1804	.003232		
R-1805	.002153		
R-1806	.002153		
R-1807	.002153		
R-1808	.002153		
R-1809	.002153		
R-1810	.002153		
R-1811	.002153		
R-1812	.002153		
R-1813	.002134		
R-1814	.003377		
R-1815	.002433		
R-1816	.003232		
R-1817	.005028		
R-1818	.003243		
R-1901	.004357		
R-1902	.003178		
R-1903	.002120		
R-1904	.003232		
R-1905	.002153		
R-1906	.002153		
R-1907	.002153		
R-1908	.002153		
R-1909	.002153		
R-1910	.002153		
R-1911	.002153		
R-1912	.002153		

<u>Unit No.</u>	<u>Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>	<u>Unit No.</u>	<u>Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>
G-1	.000503	G-51	.000503
G-2	.000503	G-52	.000503
G-3	.000503	G-53	.000503
G-4	.000503	G-54	.000503
G-5	.000503	G-55	.000503
G-6	.000503	G-56	.000503
G-7	.000503	G-57	.000503
G-8	.000503	G-58	.000503
G-9	.000503	G-59	.000503
G-10	.000503	G-60	.000503
G-11	.000503	G-61	.000503
G-12	.000503	G-62	.000503
G-13	.000503	G-63	.000503
G-14	.000503	G-64	.000503
G-15	.000503	G-65	.000468
G-16	.000503	G-66	.000468
G-17	.000503	G-67	.000468
G-18	.000503	G-68	.000383
G-19	.000503	G-69	.000383
G-20	.000503	G-70	.000503
G-21	.000503	G-71	.000503
G-22	.000503	G-72	.000503
G-23	.000503	G-73	.000503
G-24	.000503	G-74	.000503
G-25	.000503	G-75	.000503
G-26	.000503	G-76	.000503
G-27	.000503	G-77	.000503
G-28	.000503	G-78	.000503
G-29	.000503	G-79	.000503
G-30	.000503	G-80	.000503
G-31	.000503	G-81	.000503
G-32	.000503	G-82	.000503
G-33	.000503	G-83	.000503
G-34	.000503	G-84	.000503
G-35	.000503	G-85	.000503
G-36	.000503	G-86	.000503
G-37	.000503	G-87	.000503
G-38	.000503	G-88	.000503
G-39	.000503	G-89	.000503
G-40	.000503	G-90	.000503
G-41	.000503	G-91	.000503
G-42	.000503	G-92	.000503
G-43	.000503	G-93	.000503
G-44	.000503	G-94	.000503
G-45	.000503	G-95	.000503
G-46	.000503	G-96	.000503
G-47	.000503	G-97	.000503
G-48	.000503	G-98	.000503
G-49	.000503	G-99	.000503
G-50	.000503	G-100	.000503

<u>Unit No.</u>	<u>Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>	<u>Unit No.</u>	<u>Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>
G-101	.000503	G-151	.000503
G-102	.000503	G-152	.000503
G-103	.000503	G-153	.000503
G-104	.000503	G-154	.000503
G-105	.000503	G-155	.000503
G-106	.000503	G-156	.000503
G-107	.000503	G-157	.000503
G-108	.000503	G-158	.000503
G-109	.000503	G-159	.000503
G-110	.000503	G-160	.000503
G-111	.000503	G-161	.000503
G-112	.000503	G-162	.000503
G-113	.000480	G-163	.000503
G-114	.000503	G-164	.000468
G-115	.000454	G-165	.000468
G-116	.000503	G-166	.000468
G-117	.000454	G-167	.000430
G-118	.000503	G-168	.000430
G-119	.000503	G-169	.000503
G-120	.000428	G-170	.000503
G-121	.000428	G-171	.000503
G-122	.000455	G-172	.000503
G-123	.000429	G-173	.000503
G-124	.000355	G-174	.000503
G-125	.000383	G-175	.000503
G-126	.000383	G-176	.000503
G-127	.000383	G-177	.000503
G-128	.000503	G-178	.000503
G-129	.000503	G-179	.000503
G-130	.000503	G-180	.000503
G-131	.000503	G-181	.000503
G-132	.000503	G-182	.000503
G-133	.000503	G-183	.000503
G-134	.000503	G-184	.000503
G-135	.000503	G-185	.000503
G-136	.000503	G-186	.000503
G-137	.000503	G-187	.000503
G-138	.000503	G-188	.000503
G-139	.000503	G-189	.000503
G-140	.000503	G-190	.000503
G-141	.000503	G-191	.000503
G-142	.000503	G-192	.000503
G-143	.000503	G-193	.000503
G-144	.000503	G-194	.000503
G-145	.000503	G-195	.000503
G-146	.000503	G-196	.000503
G-147	.000503	G-197	.000503
G-148	.000503	G-198	.000503
G-149	.000503	G-199	.000503
G-150	.000503	G-200	.000503



<u>Unit No.</u>	<u>Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>	<u>Unit No.</u>	<u>Allocation of Undivided Interests In The Common Elements, Common Expenses, and Votes In The Association</u>
G-201	.000503	G-251	.000503
G-202	.000503	G-252	.000503
G-203	.000503	G-253	.000503
G-204	.000503	G-254	.000503
G-205	.000503	G-255	.000503
G-206	.000503	G-256	.000503
G-207	.000503	G-257	.000503
G-208	.000503	G-258	.000503
G-209	.000503	G-259	.000503
G-210	.000503	G-260	.000503
G-211	.000480	G-261	.000503
G-212	.000503	G-262	.000503
G-213	.000454	G-263	.000468
G-214	.000503	G-264	.000468
G-215	.000454	G-265	.000468
G-216	.000503	G-266	.000430
G-217	.000503	G-267	.000430
G-218	.000503	G-268	.000503
G-219	.000428	G-269	.000503
G-220	.000428	G-270	.000503
G-221	.000455	G-271	.000503
G-222	.000429	G-272	.000503
G-223	.000355	G-273	.000503
G-224	.000383	G-274	.000503
G-225	.000383	G-275	.000503
G-226	.000383	G-276	.000503
G-227	.000503	G-277	.000503
G-228	.000503	G-278	.000503
G-229	.000503	G-279	.000503
G-230	.000503	G-280	.000503
G-231	.000503	G-281	.000503
G-232	.000503	G-282	.000503
G-233	.000503	G-283	.000503
G-234	.000503	G-284	.000503
G-235	.000503	G-285	.000503
G-236	.000503	G-286	.000503
G-237	.000503	G-287	.000503
G-238	.000503	G-288	.000503
G-239	.000503	G-289	.000503
G-240	.000503	G-290	.000503
G-241	.000503	G-291	.000503
G-242	.000503	G-292	.000503
G-243	.000503	G-293	.000503
G-244	.000503	G-294	.000503
G-245	.000503	G-295	.000503
G-246	.000503	G-296	.000503
G-247	.000503	G-297	.000503
G-248	.000503	G-298	.000503
G-249	.000503	G-299	.000503
G-250	.000503	G-300	.000503

Allocation of  
Undivided Interests  
In The Common Elements,  
Common Expenses, and  
Votes In The Association

<u>Unit No.</u>	
G-301	.000503
G-302	.000503
G-303	.000503
G-304	.000503
G-305	.000503
G-306	.000503
G-307	.000503
G-308	.000503
G-309	.000503
G-310	.000503
G-311	.000503
G-312	.000503
G-313	.000445
G-314	.000503
G-315	.000468
G-316	.000503
G-317	.000468
G-318	.000503
G-319	.000503
G-320	.000503
G-321	.000445
G-322	.000445
G-323	.000445
G-324	.000429
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	1.000000

1442412

REGISTERED 2046 PAGE 416879

616879

OFFICE OF THE REGISTRAR OF TITLES  
HENNEPIN COUNTY, MINNESOTA  
CERTIFIED FILED ON

OCT 2 - 1981

12<sup>00</sup> M

REGISTRAR OF TITLES  
BY DEPUTY

thecrossingscondo.org

PLAN

RECEIVED FHA BY  
SUBDIVISIONS  
  
APR 15 1987

AMENDMENT  
TO  
DECLARATION  
  
(RECORDED

RECREATION  
AREAS

1487789

SEE FLOOR PLANS FILED  
AS PART OF THIS DOCUMENT

AMENDMENT TO DECLARATION  
FOR CONDOMINIUM NO. 260,  
THE CROSSINGS, A CONDOMINIUM

The Crossings Condominium Association, having secured the unanimous written agreement of the unit owners and holders of an interest as security for an obligation in Condominium No. 260, The Crossings, does hereby amend the Declaration filed in the office of the Registrar of Titles, Hennepin County, Minnesota, on October 2, 1981, as Document No. 1442412 as follows:

I.

Article VII is amended by adding the following paragraph at the end thereof:

The recreational areas as shown on the Floor Plans as amended are limited common elements allocated to Residential Units in Condominium No. 260, The Crossings.

II.

Pages 7 and 8 of the Floor Plans filed as Document No. 1442412 are amended by the filing of amended pages 1 and 2 simultaneously herewith and as a part hereof.

*do not have*

This Amendment to Declaration was executed this 19th day of October, 1982.

THE CROSSINGS CONDOMINIUM ASSOCIATION

By [Signature]  
Its President

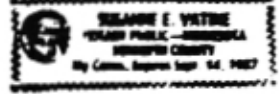
And  
By [Signature]  
Its Secretary-Treasurer

STATE OF MINNESOTA )  
                                  ) ss.  
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 19th day of October, 1982, by Theodore Glasrud, President, and Stephen M. Holland, Secretary-Treasurer of The Crossings Condominium Association, a Minnesota corporation, on behalf of the corporation.

[Signature]  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:  
MACKALL, CROUNSE & MOORE  
1600 TCF Tower  
Minneapolis, Minnesota 55402



the crossings condominium

STATE OF MINNESOTA)

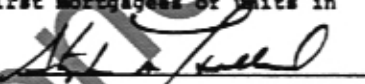
COUNTY OF )

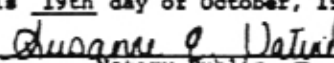
ss.

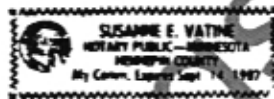
AFFIDAVIT

Steven Holland being first duly sworn, deposes and says that he is Secretary of The Crossings Condominium Association, and that attached hereto is an Amendment to the Declaration for Condominium No. 260, The Crossings.

That affiant further states that the attached Amendment has been adopted pursuant to the written agreement of all unit owners in the association and all first mortgages of units in Condominium No. 260, The Crossings.

  
Subscribed and sworn to before me  
this 19th day of October, 1987.

  
Notary Public



THIS INSTRUMENT WAS DRAFTED BY:

MACFALL, CROUNSE & MOORE  
1600 TCF Tower  
Minneapolis, Minnesota 55402



Microsingh

NO.	NAME	RESIDENCE	STATUS
618350	6051	618351	---
618351	6051	618351	---
618352	6051	618351	---
618353	6051	618351	---
618354	6051	618351	---
618355	6051	618351	---
618356	6051	618351	---
618357	6051	618351	---
618358	6051	618351	---
618359	6051	618351	---
618360	6051	618351	---
618361	6051	618351	---
618362	6051	618351	---
618363	6051	618351	---
618364	6051	618351	---
618365	6051	618351	---
618366	6051	618351	---
618367	6051	618351	---
618368	6051	618351	---
618369	6051	618351	---
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618378	6051	618351	---
618379	6051	618351	---
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618394	6051	618351	---
618395	6051	618351	---
618396	6051	618351	---
618397	6051	618351	---
618398	6051	618351	---
618399	6051	618351	---
618400	6051	618351	---

Handwritten notes at the top right, including the number '517' and some illegible text.

Handwritten notes in the middle right, including the number '63515' and some illegible text.

NOV 2 - 1982  
 CERTIFIED FIELD ON  
 HENRY PHILIP COUNTY, MINNESOTA  
 OR TILLS  
 OFFICE OF THE REGISTRAR  
 88

Handwritten notes at the bottom right, including the number '187789' and some illegible text.

Handwritten notes at the bottom left, including the number '68555' and some illegible text.