

Declaration of Protective Covenants, Conditions and Restrictions for Cornerstone Ridge

THIS DECLARATION, made this 30th day of June, 2026 by Cornerstone Real Estate LLC, a Minnesota limited liability company, hereinafter referred to as "Declarant."

WHEREAS, Declarant is the fee owner of the real property situated in the County of Wabasha, State of Minnesota, legally described on exhibit "A" attached hereto and made a part hereof by reference herein; and

WHEREAS, Declarant desires to impose upon the lots described in Exhibit "A" the following terms, conditions, reservations, and covenants for the benefit of the said property and its present and future owners.

NOW, THEREFORE, Declarant hereby declares that the lots described in said Exhibit "A" shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

For the purpose of this declaration, the following terms shall have the following meanings, to-wit:

"Living Unit" shall mean and refer to any portion of a residence building situated upon the Properties designated and intended for use and occupancy as a residence by a single-family.

"Lot" shall mean and refer to any portion of the land in the Properties upon which a Living Unit is situated.

“Owner” shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the Properties, including contract sellers and vendees, but excluding those having such interest merely as security of the performance of an obligation , and excluding those having a lien upon the property by provision or operation of law.

“Properties” shall mean and refer to the real property as described in Exhibit “A” hereto attached and made a part hereof by reference herein.

ARTICLE II

USE RESTRICTIONS

Section 1: Residential Use No Lot shall be used except for single-family residential purposes.

Section 2: Prohibited Structures No structure of a temporary character, trailer, basement, tent, shack or other building except a permanent residence shall be used on any Lot at any time as a residence, either temporarily or permanently.

Section 3: Dwelling Size No living unit or residence building shall be constructed on any of the lots of said subdivision containing less than a minimum of 1350 square feet of furnished livable area on the first floor or main floor of a split foyer or multi-level building, including the foyer, or a two story building which shall have at least 1350 square feet on the first floor or 1500 square feet for a rambler or single story building, all excluding the garage. All basement areas shall be excluded from the computation of the requisite square feet of livable area. Living unit or residence building must have a minimum of 8’ sidewalls. House square footages may be reduced if constructing a 3-car garage per review of the architectural review committee.

Section 4: Garages All garages erected or constructed on said Lots shall be at least a two-stall attached or tuck under garage.

Section 5: Erection of Garages or Basement and Use of Such Structures No garages or basements shall be erected upon any of the said Lots of said subdivision before a contract is let for the erection of the residence, and no

basement, garage, or other building shall be used temporarily for residential purposes.

Section 6: Trailer Homes No trailer home units shall be moved onto said Lots. Pre-manufactured housing may be acceptable as long as it is set on a permanent foundation and meets all other required covenants, state and local building codes and passes review of the Architectural Review Committee.

Section 7: Transfer of Building No building of any kind intended to be used for habitation or residence shall be moved onto said Lots.

Section 8: Outbuildings Outbuildings are allowed if they are architecturally similar to the home, are approved by the Architectural Control Authority, meet Wabasha County Building/Zoning Requirements and State Building Codes. Building must be proportional to the home and have a roof overhang.

Section 9: Recreational Vehicles and Unlicensed Motor Vehicles No non running commercial, recreational, trailers, or unlicensed vehicles, including motor homes, boats, snowmobiles, etc., shall be stored or parked on any Lot, except while in transit, not to exceed forty-eight (48) consecutive hours in any given week, or while loading or unloading on the Properties or in the street adjoining the Properties, or except stored or parked inside the private garage. Operable equipment (as referenced above) may be kept on an individual's property on a short-term basis but are not to be left on a permanent basis unless stored inside. Referenced equipment shall not be parked in any part of the yard.

Section 10: Hazardous Activities Prohibited No owner shall engage in or permit any activities on the Owners lot, or maintain or permit any conditions in the Owner's Living Unit which would be considered extra-hazardous by casualty insurance companies or would adversely affect the insurability of the Living Unit or the Living Units of any Lot Owner.

Section 11: No Noxious Activity No noxious or offensive activities shall be carried on in any dwelling or Lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood; and no materials shall be stored or kept on or in front of said Properties, except for the purpose immediate incorporation into a structure on the Properties.

Section 13: Garbage and Refuse Removal No Lot shall be used or maintained as a dumping ground for trash or rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. Lots shall be always kept free of debris, regardless of whether said Lot is improved or unimproved. Trash, garbage, or other waste waiting for disposal shall be placed or maintained on said Lot so as not to be exposed to the view of or become a nuisance to either the public or adjoining Lot Owner.

Section 14: Sodded Yards All houses must be fully and completely sodded or hydro seeded and permanently maintained to a distance of 50' measured from the front, back and each side of the home unless the property line is a shorter distance, the balance of any disturbed soil shall contain erosion-controlled vegetation, which is approved by the Architectural Control Authority.

Section 15: Exterior Cladding The exterior cladding shall be of appropriate material for the house style. Bright and obtrusive colors shall be prohibited. Architectural accents on the front façade of the house or attractive trim work is required as well as the use of products such as James Hardie Siding, LP Siding or metal siding. The properties may have no vinyl siding on the front of the house which faces the street. All front façade to have roughly 15% brick or stone accent at minimum. All plans subject to final approval of Architectural Control Authority.

Section 16: Roof The desired standard roof pitch shall be a minimum of 6/12.

Section 17: Fences Any fence built on a Lot shall be constructed of cedar wood, fiberglass, or quality materials to be installed in the rear yard only, subject to approval by the Architectural Control Authority.

Section 18 Antennae There shall be no free-standing antennae and any antennae attached to the roof shall not be more than 5 feet high above the highest point on the roof, unless otherwise approved by the Architectural Control Authority.

Section 19: Satellite Dish Placement of satellite dishes shall be in the rear yards only and must be approved by the Architectural Control Authority.

Section 20: Signs No signs of any kind shall be displayed to the public except one professional sign of not more than 1 square foot, and one sign of not more than 6 square feet advertising the property for sale. In addition, builder's signs

may be displayed during the construction phase and permanent signs for the development may be erected at the entrances.

Section 21: Animals

- A. **Small animals** (under 15 pounds) such as poultry, ducks, pigeons, or geese are allowed in quantities of 10 or less with the following conditions. All animals shall be kept contained on the owner's lot so as not to interfere with the enjoyment of another owner's ability to use their property as they so intend. None of the above shall be raised with the intent to sell but rather for personal use and enjoyment. No commercial uses.
- B. **Large animals** (15 pounds and over) such as goats, cows or horses are allowed in the following quantities of 3 or less with the same conditions as the small animals above, except Lot Five may have up to 6 of said Large animals. Any pastures must be maintained and contain properly trimmed vegetation. In the event any owner owns and maintains a dog on said Properties, said Owner shall not be permitted to let the dog run at large, and said animals when outside of a structure shall be on a chain or leash and noise caused by pets kept to a minimum. When any such dog or dogs are exercised outside of the Properties of the Owner, the person in control of said dog or dogs shall carry with him/her tools and material to retrieve all the deposits of dog waste dropped by the dog, and shall retrieve and dispose of the same at the Property of the Owner. No dogs or cats shall be raised on the lots for the purposes of resale. No commercial use.

Section 22: Building Code All structures to be built on any lot must comply with current Minnesota IRC Building Code and all Wabasha County Building/Zoning requirements. This includes outbuildings.

Section 23: Deed restrictions No owner shall construct a dwelling, cabin, or any structure, which is not permitted by the deed restriction as recorded in the offices of the Wabasha County recorder as Document Number 361091. All Lots 3, 4, 5, 7, 8,9 also have bluff land building restrictions imposed by Wabasha County. Owners shall not violate said deed restriction or bluff land building restrictions. Nothing in this section shall prevent Owners from enjoying the use of their

property that in accordance with this Declaration of Protective Covenants, Conditions and Restrictions.

ARTICLE III

ARCHITECTURAL CONTROL

Section 1: Architectural Control Authority The Architectural Control Authority shall be the Declarant or such other persons as may be appointed in writing by said Declarant. The Architectural Control Authority shall remain in existence until such a time as Living Units are constructed on all the Properties; or the Declarant or his assigns terminates the Architectural Control Authority by written action and has not assigned the Architectural Control Authority to any other person or group, whichever occurs first.

Section 2 Duties Prior to construction of a Living Unit on any Lot within the Properties, the Architectural Control Authority shall be provided by the Lot Owner with a site plan showing the location of the proposed building on the Lot and its dimensions. The Lot Owner shall also provide the Architectural Control Authority with plans and drawings depicting the exterior of the building together with a description of the materials to be used on the exterior of the building and the names of the general contractor and excavator to be used for construction. No building may be approved by the Architectural Control Authority which does not conform to the restrictions and requirements contained in Article II of this Protective Covenant. In addition, the Architectural Control Authority may reject any site plan or proposed building, which, in its sole discretion, would detract from the character, aesthetics or quality of the entire development, notwithstanding that such structure might otherwise be in conformity with the Building and Zoning Codes and Ordinances.

Section 3 Approval Upon receipt of the plans, specifications, and information as provided in Section 2 above by the Architectural Control Authority, the Architectural Control Authority shall have 21 days from the date of receipt to accept or reject the proposed building plans. All rejections and/or acceptances must be in writing, except in the event that the Plans are not rejected or accepted within said 21 days in writing, then the Plans shall be deemed rejected.

Article IV

Storm Water Retention

Declarant shall construct permanent, private on-site storm water rate control, and storm water quality facilities (hereinafter referred to as the "Private Facilities") in the areas designated as follows: Infiltration basins located adjacent to the right of way on the east and west sides of 410th Avenue labeled #1 and #2, infiltration basin #3 located on Out lot B, infiltration basin 4 located on Out lot C and the discharge swale onto Out lot A in Cornerstone Ridge Subdivision, Wabasha County as a "Drainage Easement".

The Private Facilities are not all immediately adjacent to a public right-of-way. Through the execution of this Agreement, Declarant assigns to Mazeppa Township and/or Wabasha County or its agents, access rights for Mazeppa Township and/or Wabasha County or its agents to access, inspect, and maintain the Private Facilities, in the event the Declarant, it's heirs, successors, or assigns, fail to uphold the terms of this Agreement.

1. The following maintenance related obligations are applicable to the Private Facilities and Access to the Private Facilities:
 - a) Declarant shall be responsible for construction of the Facilities while the Facilities are owned by the Declarant for the project and maintain the Facilities while the Facilities are owned by the Declarant.
 - b) As lots begin to be sold maintenance of the Private Facilities will be the responsibility of the Cornerstone Ridge Homeowners Association with the DECLARANT as President.
 - c) Once 70% of the Lots are sold or after five years, the Cornerstone Ridge Homeowners association consisting of a board of directors shall assume the responsibility of the Facilities maintenance. The HOMEOWNERS ASSOCIATION represents lots 1-10 of Cornerstone Ridge Subdivision, Wabasha County, Minnesota.
 - d) The Private Facilities shall be maintained by the respective owners to be fully functional pursuant to the approved design for the Private Facilities.

2. All Maintenance obligations under this DECLARATION shall be that of the Cornerstone Ridge Homeowners Association. In the event, if required maintenance of the Private Facilities, as determined by Mazeppa Township and or it's agents pursuant to this DECLARATION, is not performed as required by this DECLARATION, Mazeppa Township and or it's agents shall provide written notice of the non-compliance to the Owners. If the non-compliance is not addressed withing 30 days after the receipt of said notice, Mazeppa Township and or it's agents are authorized, at its discretion, to access the Property and perform maintenance to the Private Facilities. All associated costs will be invoiced to the Owners. In the event an Owner or Owners become delinquent in payment of their obligations for maintenance performed by Mazeppa Township and or it's agents, Mazeppa Township and or it's agents, are authorized to certify the unpaid charges with the Wabasha County Auditor for collections with the property taxes.
3. DECLARANT, on its own behalf, and on behalf of it's successors and assigns, including future Owners, herby waives its right to notice of and a hearing prior to certification of the obligations under the terms of this DECLARATION, and further waives all rights to contest or file an appeal of the charges or certification thereof in a court of law.
4. The rights, obligations and benefits of this DECLARATION shall be deemed to be covenants binding upon said Property, and shall run with the land, subject to the terms and conditions stated herein.

DECLARANT, reserves the right to construct additional private drainage facilities, the maintenance of which would be the equal responsibility of all of the Owners of the Lots. Declarant further reserves the right to convey the future easement area to an entity, the ownership of which would lie with the lot owners responsible for its maintenance.

Article V

Roadway Maintenance

DECLARANT, shall be responsible for the roadway maintenance of "408th Avenue and "410th Avenue" while the project is under construction and until such a time as the following takes place.

1. As lots begin to be sold, maintenance of the Private Facilities will be the responsibility of the Cornerstone Ridge Homeowners Association with the DECLARANT as President.
2. Upon the sale of 70% of the lots or 5 years, the Cornerstone Ridge Homeowners Association consisting of a board of directors will assume the responsibility for the permanent maintenance of the roadways "408th Avenue and "410th Avenue".

Article VI

Shared Wells

DECLARANT, shall be responsible for the installation and maintenance of shared wells 1 and 2 while the project is under construction and until such a time as the following takes place.

1. As lots begin to be sold maintenance of the Shared Wells will be the responsibility of the Cornerstone Ridge Homeowners Association with the DECLARANT as President.
2. Upon the sale of 70% of the lots or 5 years, the Cornerstone Ridge Homeowners Association consisting of a board of directors will assume the responsibility for the permanent maintenance of shared wells 1 and 2.

Article VII

Homeowners Association

As lots begin to be sold a "Homeowners Association" will be formed with the DECLARANT as President. The name of that association will be Cornerstone Ridge Homeowners Association Inc.

Once most of the lots, approximately 70% have been sold, or 5 years have passed, the Cornerstone Ridge Homeowner's Association consisting of a board of directors will then take over the maintenance of the access roads to the subdivision, shared wells and the maintenance of any "Private Facilities".

Article VII

General Provisions

Section 1 Enforcement The Declarant or any other future owners of a Lot shall have the right to enforce the provisions hereof by proceedings at law or in equity against any person or persons violating or attempting to violate any provisions of this Declaration, either to restrain violation of or recover of damages, or both and the prevailing party shall be awarded reasonable attorney's fees and court costs in connection therewith.

Section 2 Amendments The above conditions, restrictions, reservations and covenants shall run with the land and be binding upon all parties and persons claiming by, through, and under them for a period of 15 years and said covenants shall be automatically extended for a period of 10 years if not revoked by all the Owners provided, however, that at any time during the initial term above stated, the Declarant may amend Article II, Use Restrictions, as long as Declarant owns (51%) of the Lots in the Properties, except Declarant may not modify or amend the restriction in Article II, Section 1 and Section 2 and further provided, that at any time during the extended term above, a 2/3 majority of the recorded Owners of the described property may modify, amend, or terminate these provisions, in whole or in part, by the execution and recording of an instrument in writing duly acknowledged but no such modification or amendment shall be effective to prohibit a then existing use.

IN WITNESS WHEREOF, the parties have unto set their hands the day and year first above written.

Cornerstone Real Estate LLC



By: Brent Beck

Its: Chief Manager

STATE OF MINNESOTA)

) ss

COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me this 30th day of June, 2026 by Brent Beck, the Chief Manager of Cornerstone Real Estate, LLC, a Minnesota limited liability company, on behalf of the company, Grantor.

Notarial Stamp (OR OTHER TITLE OR RANK)



Signature of Person Taking Acknowledgement

THIS INSTRUMENT WAS DRAFTED BY:
Grinde & Dicke Law Firm P.A.
d/b/a RYAN ASSOCIATES
Attorneys at Law
313 West Sixth Street / P.O. Box 356
St. Charles, MN 55972
(507) 932-4461

Exhibit A

Legal Description

Lots 1,2,3,4,5,6,7,8,9,10, Block 1, Cornerstone Ridge, Wabasha County, Minnesota

SHARED WELL DECLARATION AND DEDICATION OF EASEMENT

This declaration is made by Cornerstone Real Estate LLC.

WHEREAS, Cornerstone Real Estate LLC is the owner of Block 1, Cornerstone Ridge First Subdivision, Wabasha County, Minnesota the plat on file and of record in the office of the Wabasha County recorder.

WHEREAS, Block 1, Cornerstone Ridge First Subdivision is comprised of 10 lots and all references to Lots under this declaration are references to the lots located in Block 1, Cornerstone Ridge First Subdivision, Wabasha County, Minnesota.

WHEREAS, Currently all Lots are vacant and Cornerstone Real Estate LLC reserves the right to provide service to the new lots as necessary to provide water to buildings are constructed upon them.

WHEREAS, A single water well, water pump, and distribution system located on Lot 3 and 4 Will serve Lots 1, 2, 3, 4, and 5.

WHEREAS, A Single water well, water pump, and distribution system located on Lots 6 and 7 Will serve Lots 6, 7, 8, 9, and 10,

WHEREAS, Cornerstone Real Estate LLC shall be responsible for the drilling and maintenance of both the wells in accordance with the Protective Covenants as recorded document No.

_____ in the offices of the Wabasha County recorder.

WHEREAS, Upon the completion of a water distribution system from a well to each lot, said system shall be maintained and repaired by Cornerstone Real Estate Inc. and not Cornerstone Real Estate LLC.

WHEREAS, Cornerstone Real Estate LLC shall be responsible for the maintenance of both the wells until 70% of the Lots are sold by said LLC, or, five years from the date of this agreement, whichever is sooner. At this time the Board of Cornerstone Real Estate Inc. shall assume with responsibility for the permanent maintenance of shared wells 1 and 2.

WHEREAS, The Lots shall be served by shared water systems, each water system well, pumping system, and main waterline running over the lots to serve other lots.

WHEREAS, Cornerstone Real Estate Inc. shall have an easement to travel upon and under Lots 1-10 to perform any required repair and maintenance of the water well, water pump, and distribution systems to any of the lots as it deems necessary.

WHEREAS, Lot 1 Shall have an easement over Lots 2, 3, and 4 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 3 and 4.

WHEREAS, Lot 2 Shall have an easement over Lots 3, and 4 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 3 and 4.

WHEREAS, Lot 3 Shall have an easement over Lot 4 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 3 and 4.

WHEREAS, Lot 4 Shall have an easement over Lot 4 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 3 and 4.

WHEREAS, Lot 5 Shall have an easement over Lots 3 and 4 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 3 and 4.

WHEREAS, Lot 6 Shall have an easement over Lot 7 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 6 and 7.

WHEREAS, Lot 7 Shall have an easement over Lot 6 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 6 and 7.

WHEREAS, Lot 8 Shall have an easement over Lots 6 and 7 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 6 and 7.

WHEREAS, Lot 9 Shall have an easement over Lots 6, 7, and 8 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 6 and 7.

WHEREAS, Lot 10 Shall have an easement over Lots 6, 7, 8, and 9 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 6 and 7.

Accordingly, for good and valuable consideration, including the mutual covenants of the parties hereto, the parties hereby agree as follows:

1. Grant of Rights:

A. Cornerstone Real Estate LLC hereby, dedicates, to lot owners, the right to use water produced from the wells and installing, repairing and replacing all pipes which distribute water to their lots. Each Easement shall be 10 feet on each side on any installed waterline and any necessary reasonable access to the waterline from 408th Ave. The easement around the well shall be in a 10 feet circumference from the well, and any easement to reasonably access this area from 408th Ave.

1. Lot 1 Shall have an easement over Lots 2, 3, and 4 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 3 and 4.
2. Lot 2 Shall have an easement over Lots 3, and 4 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 3 and 4.
3. Lot 3 Shall have an easement over Lot 4 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 3 and 4.
4. Lot 4 Shall have an easement over Lot 4 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 3 and 4.
5. Lot 5 Shall have an easement over Lots 3 and 4 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 3 and 4.
6. Lot 6 Shall have an easement over Lot 7 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 6 and 7.

7. Lot 7 Shall have an easement over Lot 6 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 6 and 7.

8. Lot 8 Shall have an easement over Lots 6 and 7 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 6 and 7.

9. Lot 9 Shall have an easement over Lots 6, 7, and 8 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 6 and 7.

10. Lot 10 Shall have an easement over Lots 6, 7, 8, and 9 for well water and rights to access the well to install and connect a distribution system to the well located on Lots 6 and 7.

11. Cornerstone Real Estate Inc. shall have an easement to travel upon and under Lots 1-10 to perform any required installation and maintenance of the water well, water pump, and distribution systems to any of the lots as it deems necessary.

B. The following restrictions are placed upon the lot and the use or rights of the easement.

1. No owner shall construct any structure or improvement on top of the well which would hinder accessing the service line or well, with the exception of a driveway over service lines.

2. No owner shall be permitted to locate or relocate any element of an individual private sewage disposal system within 50 feet of any well site, or otherwise as not permitted by Wabasha or the State of Minnesota or any quasi-governmental authority.

3. Each lot shall only have one living unit that is serviced by the well.

3. Service Lines:

Cornerstone Real Estate Inc. shall be responsible for the costs of repairing and replacing all pipes which distribute water to all the Lots 1-10. All Lots shall pay their dues to Cornerstone Real Estate Inc. who shall make these repairs. In the event that Cornerstone Real Estate Inc. shall be dissolved, the respective lot owners shall have rights to travel over the lots that have easements upon them to repair and replace the necessary water lines.

4. Cost of Drilling a new well and Maintenance:

If water produced from the hereinbefore described wells becomes contaminated or otherwise unfit for human consumption or if the well should run dry, Cornerstone Real Estate Inc. shall have a responsibility to drilling a new well, and any lots served by that well shall pay their respective ratable share to Cornerstone Real Estate Inc. for the costs of Drilling a new well.

If there needs to be a replacement or a maintenance to a service line, the lots served by that service line shall ratably pay their share of the costs to repair that service line to Cornerstone Real Estate Inc. No other Lots shall have any responsibility or liability to pay for a service line that does not serve their property water.

5. Cost of Electricity:

The Cost of Electricity Shall be ratably assigned to each Lot in proportion to the amount of water used on each Lot during the period that each electricity bill is generated and incurred. All Lot owners shall pay their share to Cornerstone Real Estate Inc.

6. Remedies for Failure to Pay Any Amount for Which He is Obligated Pursuant to #4 above:

If the owner of any Lot fails to pay their proportionate share of any costs for which they are obligated to pay. Cornerstone Real Estate Inc. shall have the right to place an association lien on their property with the power to foreclose. Furthermore, Failure for a period of six months from the date of association lien Cornerstone Real Estate Inc. shall have the authority to disconnect the water line leading from the well to the Lot which has not paid their proportionate share of any costs. All herein provided and derived contractual, property, and easement rights of the non-paying lot owner shall be terminated upon disconnection.

7. Access to Well and Pump:

Each Lot owner is given and granted free ingress to and egress from the well and pumping system and full access thereto for the purpose of inspecting, maintaining, and repairing the same.

10. Amendments: This Agreement may be amended at any time by the unanimous written agreement between the owners of the Lots.

11. Binding Effect: All covenants, agreements, and easements contained herein run with the land and shall be binding upon the heirs, personal representatives, successors, and assigns of the respective parties with respect to the Lots.

12. Definitions, Interpretation, and Voting: The following definition applies in this Agreement:
"Owner" means the owner of a Lot. Whenever a Lot has multiple owners, they are collectively the owner of the Lot and must act as a single owner for all purposes under this Agreement. The multiple owners of a given Lot, for example, may collectively choose only one arbitrator under #9 above, but they are jointly and severally liable for the financial obligations of the owner of their Lot(s); for example to pay for electricity and maintenance under #4 or #5 herein.
While masculine pronouns are generally used herein, they are intended to include the other genders if and as appropriate.
Singulars include the plural and vice versa unless otherwise expressly indicated.

13. Effective Date: This Agreement is effective as of 12:01 a.m. on June 30, 2026.



By: Brent Beck
Its: Manager

State of Minnesota)
) ss.
County of Olmsted)

The foregoing was acknowledged before me, a notary public, this 30th day of June, 2026 by Brent Beck, the Manager of Cornerstone Real Estate LLC, a Minnesota limited liability company,

THIS AGREEMENT WAS DRAFTED BY:

Grinde & Dicke Law Firm P.A.
d/b/a Ryan Associates
313 W 6th Street
St. Charles MN 55972

