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**Office of the County Recorder
Washington County, Minnesota**
Amy Stenftenagel, County Recorder

**COMMON INTEREST COMMUNITY NUMBER 140
(A CONDOMINIUM)
STILLWATER CROSSINGS CONDOMINIUM
AMENDMENT TO BYLAWS**

THIS AMENDMENT TO BYLAWS ("Amendment") is made this 14 day of ~~March~~ ^{April} 2026, by the Stillwater Crossings Condominium Association, a Minnesota nonprofit corporation ("Association") for itself, its successors, grantees and assigns, and pursuant to the provisions of Chapter 515B, Minnesota Statutes, known as the Uniform Common Interest Ownership Act, and acts amendatory thereto (the "Act").

RECITALS

A. The Association adopted those certain Common Interest Community Number 140 (Condominium), Stillwater Crossings Condominium Association Bylaws ("Bylaws") on December 29, 1999.

B. Unless otherwise defined herein, all capitalized terms used in this Amendment shall have the same meanings given in the Bylaws.

C. The Bylaws encumber certain real property located in Washington County, Minnesota, legally described on **Exhibit "A."**

D. Pursuant to the Bylaws, the Association held a meeting of the Owners to vote on an amendment to the Bylaws as hereinafter described, and more than 67% of the Owner voted in favor of the amendment to the Bylaws.

E. There are no Eligible Mortgage Holders who have provided written request to the Association for notification or any proposed action as provided in the Declaration.

F. As such, the Association wishes to amend the Bylaws as set forth herein.

NOW, THEREFORE, the Bylaws are hereby amended as follows:

1. Recitals. The above-stated recitals are true and correct and are incorporated herein by reference and made a part hereof.

2. Amendment to Bylaws Section 6.1. Notwithstanding anything contained in the Bylaws to the contrary:

Section 6.1 Number and Qualification:

The affairs of the Association shall be governed by a Board. The first Board shall consist of the persons designated as directors in the Articles of Incorporation of the Association or appointed to replace them by the Declarant, subject to the rights of Owners to elect directors as set forth in Section 6.2. Upon expiration of the terms of the members of the first Board, the Board shall be composed of five (5) directors, all of whom shall be Owners residing in a unit.

is hereby deleted and replaced with the following:

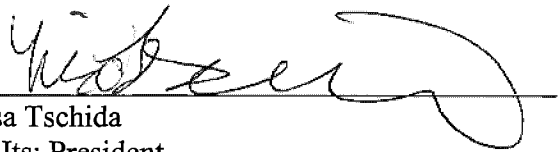
Section 6.1 Number and Qualification. The affairs of the Association shall be governed by a Board. The first Board shall consist of the persons designated as directors in the Articles of Incorporation of the Association or appointed to replace them by the Declarant, subject to the rights of Owners to elect directors as set forth in Section 6.2. Upon expiration of the terms of the members of the first Board, the Board shall be composed of five (5) directors, and no less than four (4) directors shall be Owners who reside in a Unit; and one (1) may be an Owner who does not reside in a Unit. The one (1) board member who does not reside in a unit will be deemed a Member at Large, and shall be prohibited from holding any officer position (President, Vice President, Secretary, or Treasurer).

3. Full Force and Effect. Except as modified herein, the Bylaws, and all of the terms, conditions, and provisions thereof shall in all respects remain unmodified and in full force and effect.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK
AND THE SIGNATURE AND NOTARY PAGE FOLLOWS.**

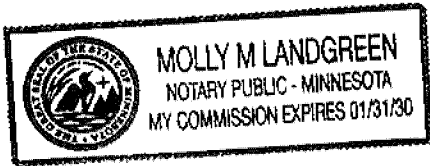
IN WITNESS WHEREOF, the Association has caused this Amendment to be executed as of the day and year first above written.

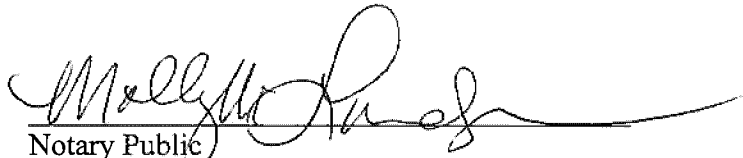
Stillwater Crossings Condominium Association
(a Minnesota nonprofit corporation)

By: 
Lisa Tschida
Its: President

STATE OF MINNESOTA }
 }ss
COUNTY OF WASHINGTON }

The foregoing instrument was acknowledged before me this 14th day of April ^{ML} ~~March~~ 2026, by Lisa Tschida, the President of Stillwater Crossings Condominium Association on behalf of the nonprofit corporation.




Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Jellum Law, P.A.
7616 Currell Boulevard, Suite 245
Woodbury, MN 55125
(651) 439-2951
LWC/12053

EXHIBIT A

COMMON INTEREST COMMUNITY NUMBER 140
STILLWATER CROSSINGS CONDOMINIUM

Legal Description

Lot 1, Block 1, Stillwater Crossings 2nd Addition, according to the recorded plat thereof,
Washington County, Minnesota;

Lot 1, Block 2, Stillwater Crossings 2nd Addition, according to the recorded plat thereof,
Washington County, Minnesota;

Lot 2, Block 2, Stillwater Crossings 2nd Addition, according to the recorded plat thereof,
Washington County, Minnesota;

and

Lot 3, Block 2, Stillwater Crossings 2nd Addition, according to the recorded plat thereof,
Washington County, Minnesota.