

ARTICLES OF AMENDMENT  
TO  
SKYLINE COOPERATIVE ASSOCIATION, INC.

The undersigned, the President and Secretary of Skyline Cooperative Association, Inc., a Minnesota corporation, hereby certify that a meeting of the Board of Directors of said corporation held December 22, 1994, the Board of Directors unanimously approved the following resolution.

Be it resolved, that the Articles of Incorporation of the Skyline Cooperative Association, Inc., shall be amended to read as follows:

**Article XIII**

**Section 1: Introduction**

It is in the best interest of the members of the Association, in order to protect their health, safety, welfare, and protect land values for the Association to control the accumulation of garbage, refuse, debris and other materials on yards of members of the Skyline Cooperative Association, Inc. It is the purpose and intention of this amendment to protect appearance, character and stability of the properties within the Skyline Cooperative Association, Inc. The members of this corporation covenant and agree to comply with the following:

**Section 2: Exterior Property Areas**

- a. All exterior lot areas and vacant lot areas shall be maintained in a reasonably neat, clean, orderly and sanitary condition, safe and free from any hazard or dangerous condition, and free from any accumulation refuse, debris or garbage.
- b. All exterior lot areas and vacant lot areas shall be kept free from species of weeds or plant growth, rodents, vermin or other pests, which are noxious or detrimental to the public health.
- c. The keeping or storage of junk motor vehicle(s) on any lot is prohibited. The term "junk motor vehicle(s)" shall include, motorcycle(s), snowmobile(s), and any motor vehicle, part of a motor vehicle, or former motor vehicle, stored in the open, which is not currently licensed for use in the State of Minnesota or elsewhere, and is either: (1) unusable or inoperable because of lack of or defects in component parts; or (2) unusable or inoperable because of damage from collision, deterioration, or having been partially dismantled; or (3) beyond repair and therefore not intended for future use as a motor vehicle; or (4) being retained on the property for possible use of salvageable parts.
- d. Motor vehicles that are licensed and operational for the use upon the highways of the State of Minnesota shall not be parked on the lawn area of any lot other than immediately adjacent to driveway or garage areas for more than ten consecutive days per month and not more than 30 days per year.
- e. All exterior lot areas shall be kept free from indoor furniture, household furniture or appliances, or parts of components thereof, or discarded or unused machinery, refuse, or other material.

member, or person in possession of the structure, shall refuse to consent to the inspection. and there is a reasonable belief that a violation exists on the premises, a legal action may be brought to compel compliance.

### Section 7: Notice and Procedure

a. Notice. Written notice of non-compliance shall be served on the member of record and/or occupant of the premises either in person and/or by certified mail, return receipt requested. If the property is not occupied, the member is unknown, or the member or occupant refuses to accept notice of non-compliance, notice of non-compliance shall be served by posting it on the property in a conspicuous location. Notice shall specify the steps to be taken to bring the lot into compliance and the time, not exceeding 30 days, within which the condition(s) is to be eliminated. If the notice is not complied within the time specified, thereafter, the Executive Board of Directors may, after notice to the member or occupant and an opportunity to be heard, take unilateral action for bringing the property into compliance. The notice shall be served in the same manner set forth above, and shall be given at least five days before the date stated in the notice when the Executive Board of Directors will consider the matter.

b. Emergency procedure and summary compliance.

(i) In cases of emergency, where delay to complete the notice and procedure requirements set forth above will permit a continuing serious non-compliance condition which endangers public health, safety or welfare, the Skyline Cooperative Association, Inc., Executive Board of Directors may order summary compliance. To proceed with summary compliance, the Board shall determine that a serious non-complying condition exists or is being maintained on a members lot in the Association and that any delay will unreasonably endanger public health, safety or welfare. The Board shall notify, in writing, the member or lot occupant of the nature of the non-compliance and of the Association's intention to seek summary compliance and the time and place of the Skyline Cooperative Association, Inc., Executive Board of Directors special meeting to consider the question of summary compliance. The Executive Board of Directors shall determine whether or not the condition identified in the notice to the owner or occupant is serious, whether public health, safety or welfare will be endangered by delay required to complete the procedure set forth herein, and may order that such serious condition be immediately corrected or eliminated. If the non-complying condition is not immediately corrected, terminated or eliminated, by the member or lot occupant, the Executive Board of Directors may take immediate action and correct, terminate or eliminate the condition.

ii) Nothing herein shall prevent the Executive Board of Directors, without notice or other process, from immediately correcting, terminating or eliminating any condition which poses an imminent and serious hazard to human life or safety.