



NORTHFORK
AT ~ RAMSEY

RULES & REGULATIONS

*NORTHFORK HOMEOWNERS ASSOCIATION
P.O. BOX 415 | ANOKA, MN 55303*

TABLE OF CONTENTS



I. MISSION STATEMENT	1
II. GUIDING PRINCIPLES	2
III. DEFINITIONS	3
IV. COVENANTS SECTION OVERVIEW	4
V. NORTHFORK PARK	5
VI. COMMON PROPERTY	6
VII. LAKE ACCESS AREA	7
VIII. USE OF LOTS	8
IX. AMENDMENT LOG	9

"To build together a well-managed association that is responsive to its members, and that will ensure Northfork continues to be a high-quality living environment while continuously striving to **enhance value for all."**

NEIGHBORHOOD SAFETY:

Promote neighborhood safety and property protection.

COMMUNICATION:

Communicate community information and news.

FINANCIAL:

Ensure the financial process is run effectively and in the best interests of the homeowner & association.

COMMUNITY:

Promote neighborhood events for Northfork residents.

Ensure that Northfork covenants are understood by all homeowners and work to resolve covenant issues in an expedient manner.

DEFINITIONS



This section restates definitions that are defined in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHFORK as well as any new definition that is used in the Association Rules and Regulations

- A.** "ASSOCIATION" shall mean and refer to Northfork Homeowners Association, Inc., a nonprofit corporation created by Declarant under the laws of the State of Minnesota for the purpose of administering and enforcing on behalf of the Owners the Covenants and Restrictions contained in this Declaration.
- B.** "COMMON PROPERTY" shall mean and refer to all real property, and improvements thereon, owned by the Association for the common use and enjoyment of the Owners. [The common property currently includes a part of Outlot A, Northfork; Outlot B, Northfork; Outlot A, Northfork Park Addition; Outlots A, B, C & D, Northfork Trail Addition; and Outlot A, Northfork Lake Addition. Additional Common Property may be conveyed to the Association from time to time.]
- C.** "LOT" shall mean and refer to any platted plot of land shown upon any recorded plat of property, excluding the Common Property.
- D.** "MEMBER" shall mean and refer to members of the Association as described in this Declaration and in the Bylaws of the Association.
- E.** "PROPERTY" shall mean and refer collectively to all of the real property now or hereafter submitted to the Covenants and Restrictions of this Declaration.
- F.** "RULES AND REGULATIONS" shall mean and refer to the Rules and Regulations of the Association as approved from time to time by the Association pursuant to Section 5.3.
- G.** "LIVESTOCK" is deemed to include, but not limited to, any type of the following; chickens, pigs, cows, sheep, goats, horses, etc.

COVENANTS SECTION OVERVIEW



The following are the sections of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHFORK that the Association Rules and Regulations is referred to.

SECTION 4.3 - USE OF LOTS

E. The keeping of any pet on the Property shall be restricted according to provisions of the Association's Rules and Regulations as amended by the Board of Directors from time to time; provided, however, that in no case may any type of fish, fowl or animal be bred, kept or maintained for commercial purposes on the Property.

SECTION 5.3 - RULES AND REGULATIONS

The Association may make such reasonable Rules and Regulations governing the use, maintenance and enjoyment of the Common Property, as it deems reasonably necessary, which Rules and Regulations shall not be inconsistent with the rights and duties established by the Governing Documents.

SECTION 5.4 - BOARD OF DIRECTORS

The power and authority of the Association in the Governing Documents and Rules and Regulations shall be vested in a Board of Directors elected by the Owners in accordance with the Bylaws of the Association. The Association shall act through the Board of Directors, unless specifically provided otherwise in the Governing Documents. Accordingly, all references to the Association shall mean the Association acting through its Board of Directors

SECTION 11.3 - LAKE ACCESS AREA

The Eighth Supplementary Declaration locates the lake access area on the southern end of Lake Itasca.

- The easement shall expire upon the conveyance to the Association of fee title to the Lake Access Area as originally granted or as relocated, whereupon the Association may adopt rules and regulations governing the Lake Access Area.

SECTION 14.2 - SANCTIONS AND REMEDIES.

F. Impose reasonable monetary penalties for each violation of the Governing Documents, and the Rules and Regulations and for the continuing violation thereof, other than delinquent assessment payments.

The Northfork Park is a private park with the following rules and regulations.

- For use by Northfork homeowners only
- Park hours are 6:30 AM to 10:00 PM
 - City of Ramsey Police will enforce the park hours
- All pets are to be on a leash
- No Motorized vehicles
- Homeowners are required to clean up after themselves and their pets
- No hunting of any type
- No trapping of any type

COMMON PROPERTY INCLUDES

- Part of Outlot A, Northfork
- Outlot B, Northfork
- Outlot A, Northfork Park Addition
- Outlots A, B, C & D, Northfork Trail Addition
- Outlot A, Northfork Lake Addition
- TRACT H REG LAND SURVEY NO 224
- OUTLOT A NORTHFORK POINT ADD
- OUTLOT B NORTHFORK MOORS ADD
- OUTLOT D NORTHFORK MOORS ADD

COMMON PROPERTY RULES AND REGULATIONS

- For use by Northfork homeowners only
- Common Property use hours are 6:30 AM to 10:00 PM
 - City of Ramsey Police will enforce the Common Property use hours
- All pets are to be on a leash
- No Motorized vehicles
- Homeowners are required to clean up after themselves and their pets
- No hunting of any type
- No trapping of any type
- No dumping of yard waste such as leaves, grass, brush, etc.

LAKE ACCESS AREA RULES AND REGULATIONS

The Lake Access area is defined in ARTICLE XI. EASEMENTS, Section II.3 Lake Access Area of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHFORK. The Eighth Supplementary Declaration locates the lake access area on the southern end of Lake Itasca.

- For use by Northfork homeowners only
- Lake access area use hours are 6:30 AM to 10:00 PM
 - City of Ramsey Police will enforce the Lake Access use hours
- All pets are to be on a leash
- No Motorized vehicles
- Homeowners are required to clean up after themselves and their pets
- No hunting of any type
- No trapping of any type
- No dumping of yard waste such as leaves, grass, brush, etc.

KEEPING OF ANY PET ON THE PROPERTY

- Shall be restricted according to provisions of the Association's Rules and Regulations
- In no case may any type of fish, fowl or animal be bred, kept or maintained for commercial purposes on the Property.
- In no case may any livestock whether for commercial or personal use be maintained on any lot.

AMENDMENT LOG



The following is a log of the amendments made to the Association Rules and Regulations

- June 07, 2012 – Lot Use – Added “In no case may any livestock whether for commercial or personal use be maintained on any lot.”
- June 07, 2012 – Definitions – Added Livestock
- March 26, 2015 – No amendments
- January 19, 2017 – Rules and Regulations reviewed – No amendments