

1-3

**FOURTH AMENDMENT TO
DECLARATION OF INDUSTRIAL STANDARDS AND
PROTECTIVE COVENANTS FOR MCCARA FIRST ADDITION**

The Moorhead Economic Development Authority pursuant to Article II, Section d of the Declaration of Industrial Standards and Protective Covenants for McCARA First Addition hereby amends Article II, Sections a and b of said Declaration of Industrial Standards and Protective Covenants for McCARA First Addition as follows:

ARTICLE II. GENERAL PROVISIONS

a) **Development Control Board:**

A Development Control Board (the Board) shall review all planned improvements on the property to insure compliance with these covenants. The Moorhead Economic Development Authority Board shall serve as the Board until there are five separate owners (exclusive of mortgagees) of land in the Park at which time the Development Review Board shall then consist of three members of the Authority and two landowners (exclusive of mortgagees) with Authority members on the Board being appointed by the Authority, and the landowners (exclusive of mortgagees) on the Board being elected by a majority vote (landowners shall be limited to one vote per building site regardless of the number of persons who own an interest in a building site) of the landowners (exclusive of mortgagees) in the Park. The Board shall be advisory to the Authority and shall meet at the call of the Authority to assure prompt review of plans, and shall keep written minutes of its deliberation and findings, and shall make recommendations on said plans to the Authority within thirty (30) days from the time plans are received by the Board. A majority of the Board shall be necessary to constitute a quorum for the transaction of business of the Board. The acts of a majority of the Board present at a meeting at which a quorum is present shall be the act or acts of the Board. The Authority reserves the right to over-rule the Board and to refuse approval of any plans, specifications, or proposed land uses if such improvements are, in the opinion of the Authority, contrary to the best interest of the Park.

b) No building, fence, wall, sign, advertisement, road, loading facility, storage facility, parking area, site grading, landscaping, disposal facility, or any other improvement to the Park shall be constructed on or added to, excepting changes made inside a proposed or existing building, without the approval of the authority. Complete detailed plans and specifications for the proposed improvements, showing the nature, kind, shape, dimensions, materials, colors, lighting, siting, grading and landscaping or alterations to existing facilities shall be submitted to the board for review and recommendation to the Authority, before construction begins. The Authority shall approve or disapprove said plans within thirty (30) days from the date complete specifications and plans are received by the Authority. In the event no action is taken on said plans by the Authority within said thirty (30) day period, said plans will be deemed to have been approved by the Authority. If approval is granted, a copy of the plans and specifications shall be retained on file by the Authority.

CLAY COUNTY, MINNESOTA, I certify this instrument was filed for record

APRIL 13, 1998 at 4:00 P M, as document # **509999**

Bonnie Redder
CLAY COUNTY RECORDER

DEPUTY

Chg Moorhead City Econ Dev.
2

