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MIAMI-DADE COUNTY, FLORIDA

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HENNEPIN VILLAGE MASTER ASSOCIATION

VS.

BRYANT MCKINNIE, JR.

14-05214 CC 05

FILED FOR RECORD
2014 MAR 21 PM 2:41
CLERK
CIRCUIT & COUNTY CLERK
MIAMI-DADE COUNTY, FLA
CIVIL RT

**F.S. 695.26 Requirements for recording instruments affecting real property
(Relevant excerpts of statute)**

- (1) **No instrument by which the title to real property or any interest therein is conveyed, assigned, encumbered, or otherwise disposed of shall be recorded by the Clerk of Circuit Court unless:**

A 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page are reserved for use by the Clerk of the Court.

STATE OF MINNESOTA

FOURTH JUDICIAL DISTRICT

COUNTY OF HENNEPIN

DISTRICT COURT

File No. 27-cv-13-14278

Hennepin Village Master Association

Plaintiff

Bryant McKinnie, Jr.

vs

Defendant

I, Mark S. Thompson, Court Administrator of the above named Court, do hereby certify that I have compared the paper(s) writing to which this certificate is attached with the original

Findings of Fact, Conclusions of Law Order for Judgement and Judgement

in the action therein entitled, as the same appearing of record and on file in District Court at the Government Center in said Hennepin County, Minnesota, and find the same to be a true and correct copy(ies) thereof, and of the whole thereof.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said District Court, at the City of Minneapolis, in said County, this 25 day of November AD 2013

Court Administrator

STATE OF MINNESOTA

COUNTY OF HENNEPIN

I, Peter Cahill, Presiding Judge of the District Court for the Fourth Judicial District, State of Minnesota, do hereby certify that Mark S. Thompson, whose name is subscribed to the foregoing certificate of attestation, is and was at the time of making the same, Court Administrator, in and for the County of Hennepin, said State of Minnesota, duly appointed and qualified, keeper of its' seal and the custodian of its' files and records, and that his official acts are entitled to full faith and credit; that I am well acquainted with the handwriting of said Administrator, and verily believe his signature to said certificate to be genuine, and that certificate is in due form and by the proper officer.

Witness my hand at the City of Minneapolis, in said County of Hennepin and State of Minnesota this 25 day of November AD 2013

By Presiding Judge

FILED FOR RECORD 2014 MAR 21 PM 2:38 CIRCUIT & COUNTY CLERK MIAMI-DADE COUNTY, FLA. CIVIL #3

STATE OF MINNESOTA

COUNTY OF HENNEPIN

I, Mark S. Thompson, Court Administrator, Fourth Judicial District, in and for the County of Hennepin, State of Minnesota, do hereby certify that the Honorable Peter Cahill whose name is subscribed to the foregoing certificate of attestation, is and was at the time of making the same, Presiding Judge of said District Court, for the Fourth Judicial District, State of Minnesota, duly elected and qualified, and that his official acts are entitled to full faith and credit; that I am well acquainted with the handwriting of said Judge, and verily believe his signature to said certificate to be genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said District Court, at the City of Minneapolis, in said County, this 25 day of November AD 2013

Court Administrator

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF HENNEPIN

FOURTH JUDICIAL DISTRICT
Case Type 14 Other Civil

14-05214CC05

Court File No. 27-CV-13-14278

Hennepin Village Master Association,

Plaintiff,

vs.

**FINDINGS OF FACT, CONCLUSIONS OF LAW
ORDER FOR JUDGMENT AND JUDGMENT**

Bryant McKinnie, Jr.,

Defendant.

The above-entitled matter came on for hearing before this Court on the 26th day of September, 2013, at the Hennepin County Government Center, County of Hennepin, State of Minnesota pursuant to Plaintiff's Motion for Default Judgment as provided in Rule 55 of the Minnesota Rules of Civil Procedure. Plaintiff was represented by its attorney. There was no appearance on behalf of Defendant, who is in default.

The Court, having reviewed the evidence presented on the part of Plaintiff, and being fully advised on the premises, and after reviewing all of the records and files herein, makes the following:

FINDINGS OF FACT

1. That the Summons and Complaint in this action were duly and properly served on Defendant on April 18, 2013. Defendant has not interposed an answer, nor made any appearance in this action.
2. That Plaintiff, Hennepin Village Master Association, is a Minnesota non-profit corporation.

3. That Defendant was the owner of the condominium unit located in the Association and described as follows:

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Legal Description: Lot 41, Block 1, CIC. No. 1124, Hennepin Village, Hennepin County, Minnesota

Street Address: 15821 Porchlight Lane, Eden Prairie, MN 55347

("Property").

4. The Defendant became a member of Plaintiff Association through his ownership of the condominium unit, and thereby became obligated to abide by the terms and conditions set forth in the Declaration of Covenants, Conditions and Restrictions ("Declaration") of the Association. The Declaration is recorded in the office of the Registrar of Titles for Hennepin County as Document No. 3720937.

5. That the Declaration establishes covenants that run with the real property in the Association. Plaintiff and Defendant are bound by the covenants.

6. That pursuant to the Declaration, the Association is responsible for the administration and exterior maintenance of all residential units and the maintenance of the common areas at the Association.

7. That pursuant to the Declaration, the Association levies annual and special assessments against each condominium unit in order to pay for the maintenance and administration costs of the Association.

8. That pursuant to the Declaration and Minn. Stat. § 515B.3-115 and 116, the assessments, together with collection costs and reasonable attorney's fees, are the personal obligation of the individual unit owner.

9. The total amount due from Defendant to Plaintiff is \$12,129.57, which includes

assessments through October, 2012 (the mortgage company foreclosed its mortgage on October 25, 2012), and late fees, attorney's fees, and other costs of collection through August 2013.

CONCLUSIONS OF LAW

1. Defendant is in default.
2. Defendant is liable to the Association and the Association shall have judgment

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against Defendant in the amount of \$12,129.57, for sums due through August, 2013.

ORDER FOR JUDGMENT

Let Judgment be entered accordingly.

BY THE COURT:

Dated: September 26, 2013

By *Richard Blum*
Judge of District Court

JUDGMENT
I HEREBY CERTIFY THAT THE ABOVE ORDER
CONSTITUTES THE ENTRY OF JUDGMENT OF THIS COURT

MARK S. THOMPSON, COURT ADMINISTRATOR
BY *Mark S. Thompson* DEPUTY

DATED 9-27-13 (SEAL)