

After recording return to:
Ken Brinich
Brinich & Bertalan, LLP
250 NW Franklin, Suite 101
Bend, OR 97703

Deschutes County Official Records **2021-67517**
D-CCRR
Str=1 BN **12/07/2021 03:06 PM**
\$15.00 \$11.00 \$10.00 \$61.00 \$6.00 **\$103.00**

I, Steve Dennison, County Clerk for Deschutes County, Oregon,
certify that the instrument identified herein was recorded in the
Official Records.
Steve Dennison - County Clerk

DECLARATION TERMINATING ASSESSMENT

Parties: Golden Springs Properties, LLC ("Lot Owner")
60935 Alpine Dr
Bend, OR

Elle Belle Bend, LLC, A Delaware limited liability company (Facility Owner)

Real Property: Romaine Village Unit 4, Block 7, Lot 5, Deschutes County, OR (the "Lot"),
Commonly known as 60935 Alpine Dr., Bend, OR 97702

Recitals:

1. Section 23 of the Romaine Village Unit 4 Protective Restrictions, recorded at Deschutes County Recorders Office Vol 194 Page 689 (the "Restrictions") encumber the Lot with the obligation to pay the Facility Owner an assessment (the "Assessment") for the "... maintenance, repair, remodeling, insurance, taxes and overhead costs of operation of all recreational facilities."
2. Section 17 of the Restrictions authorize lot owners to amend the Restrictions 25 years after recording, and thereafter lot owners may amend the Restrictions every 10 years. The Restrictions were recorded on April 16, 1973. The first opportunity to amend the Restrictions was April 15, 1998. The next opportunities to amend were April 15, 2008 and April 15, 2018. Those opportunities to amend the Restrictions passed without amendment. The next opportunity is April 15, 2028.
3. On January 19, 2021 an amendment was recorded at Deschutes County Official Records document number 2021-03777 (the "Amendment") purporting to terminate the Assessment.

Declaration Agreement: The undersigned Lot Owners and Facility Owner declare and agree as follows:

1. The Recitals above are incorporated herein.
2. Lot Owners represent and warrant that they are authorized to enter into this Declaration Terminating Assessment ("Declaration").
3. Notwithstanding the Amendment, Lot Owners ratify and affirm Restriction Sections 23, 24 and 25 each of which continue to encumber the Lot. Lot Owners, or their successor shall continue to pay the Assessment through April 15, 2028.
4. If Assessments are paid in full through April 15, 2028. Assessments shall no longer accrue and the Facility Owner and the Lot Owners shall mutually release each other and

- the Lot from future assessment obligations accruing after April 15, 2028, and the Facility Owner shall no longer provide Facility access to Lot Owners.
5. This Declaration runs with and is appurtenant to the Lot, and is binding upon the Lot Owners and Facility Owner and their heirs, assigns, and successors.
 6. The undersigned have participated jointly in the negotiation and drafting of this Declaration; if any ambiguity or question of intent or interpretation arises, this Declaration will be construed as if drafted jointly by the undersigned, and no presumption or burden of proof will arise favoring or disfavoring the Lot Owners or the Facility Owner by virtue of the authorship of any provision of this Declaration.

Lot Owners:

Golden Springs Properties, LLC

By: Jean Craig 10/29/21
Jean Craig, Member DATE

Facility Owner:

Elle Belle Bend, LLC, a Delaware limited liability company

By: Philip Hoon 11/29/21
Philip Hoon, Member DATE

State of Oregon

County of Marion

This instrument was acknowledged before me on 29 October, 2021, by Jean Craig as a member of Golden Springs Properties, LLC.



Azizah Makani Singer-Adams
Notary Public for Oregon
My commission expires: June 09, 2025

State of California

County of _____

This instrument was acknowledged before me on _____, 2021, by Philip Hoon as a member of Elle Belle Bend, LLC.

Notary Public for California
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Marin

On 11/29/2021

before me, Vivienne F. Hill Notary Public

DATE
personally appeared

Philip Hood

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

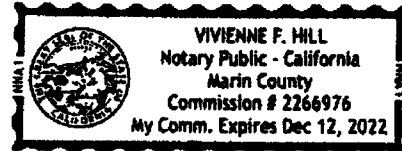
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Vivienne F. Hill

SIGNATURE OF NOTARY PUBLIC

(NOTARY SEAL)



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

DESCRIPTION OF ATTACHED DOCUMENT

Craig-Golden Springs Properties Dec
Terminating Assessment Bonaire
Village Unit 4, Block 7, Lot 5

TITLE OR TYPE OF DOCUMENT

3 including this CA 911 Purpose

NUMBER OF PAGES ask pgs

11/29/2021

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE