

7318

SYLVAN KNOLLS
Bend, Oregon

RESTRICTIONS

As Sylvan Knolls Subdivision is designed for both year round and secondary home living, it is the intent of the developer to maintain a wooded decor with continuity of building appearance being primary to protect property values.

Additionally, as the residents will wish to have the serenity of country living, the developer is placing certain activity restrictions to protect all inhabitants within the subdivision.

BUILDING RESTRICTIONS

All buildings constructed within Sylvan Knolls must have the building plans approved by the Plan Review Board prior to construction. This also applies to fences, outbuildings and other improvements.

The Plan Review Board will consist of at least two property owners within the subdivision and their approval will be based upon the following general provisions:

1. Rustic exteriors.
 - a. Color
 - b. Conformity to other dwellings
 - c. All structures to have shake or shingle roofs
2. No hunting or target shooting permitted.
3. All animals including dogs must be kept within the confines of the property or on a leash to protect those residents wishing to use the roadways for recreational walking, jogging, etc.
4. No dismantling of vehicles, etc. permitted unless within an outbuilding.

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5. No property owner shall litter their property with metal objects or other objects i.e. car or other vehicle parts, thus, creating a visual disturbance to the continuity of the neighboring properties
6. All activities within the subdivision must conform to Deschutes County Zoning Restrictions.
7. Recreational vehicle or motorcycle racing is strictly prohibited.
8. No livestock, other than horses, are allowed on the property for any reason or purpose other than approved by J J H S & K, Inc.

NOTE: Property owners are advised that water is supplied on a metered basis, and irrigation will be charged accordingly. For information contact Avion Water Co., Bend, Oregon.

Plan Review Board
J J H S & K, Inc.
64689 Boones Borough Dr.
Bend, Oregon 97701

BY LAWS OF ASSOCIATION
OF
SYLVAN KNOLLS
PROPERTY OWNER'S ASSOCIATION

ARTICLE I

NAME AND PURPOSE

SECTION 1

This Association shall be called: SYLVAN KNOLLS PROPERTY ASSOCIATION.

SECTION 2

The intent of the developer is to give the roads within SYLVAN KNOLLS to the County. Moreover, the purpose and objects of this Association shall be to provide for the operation, maintenance, repair, rebuilding or rehabilitation of roads, streets and public ways of SYLVAN KNOLLS, Deschutes County, Oregon, for the benefit of members of the Association who have purchased parcels therein until said gift is deeded to and accepted by Deschutes County, Oregon.

ARTICLE II

SECTION 1

All owners of a parcel of property within the above described development shall automatically become members of this Association, and shall receive a certificate evidencing membership. Any person purchasing any parcel within said area under an agreement of sale shall be deemed the owner of said parcel for the purposes hereunder. Joint owners of any parcel shall be entitled to one membership.

ARTICLE III

FEEES AND DUES

SECTION 1

Initial dues shall be such amount per month as may be determined by membership, and shall begin when the roads are turned over to the Association.

ARTICLE IV

MEMBERSHIP MEETINGS

SECTION 1 - Annual Meetings

The annual membership meeting shall be held the first Monday of June of each year or such other time as may be designated by the property owners.

SECTION 2 - Special Meetings

Special membership meetings shall be called by the Secretary upon resolution of the Board, or upon petition of five (5%) percent of the voting members. The petition shall state the purpose of the special meeting and may fix a period of two weeks during which the meetings may be held; provided, however, that the petition be delivered to the Secretary not less than one week before the designated period.

SECTION 3 - Quorum

At any regular or special meeting a quorum shall consist of forty (40%) percent of the membership, except that any membership meetings at which a quorum is not present may be adjourned for from seven to fourteen days, and give notice to all voting members of the adjourned meeting. At the reconvened meeting, a quorum will consist of five (5%) percent of the membership.

SECTION 4 - Powers of Meetings

At a membership meeting, declarative resolutions may be adopted, and instructions may be issued to the Board provided they do not abridge powers specifically granted to the Board by these Articles. At a special membership meeting no business may be transcribed other than that stated as the purpose of the meeting, without the unanimous consent of the members present.

SECTION 5 - Voting Rights

Each member shall be entitled to one vote only, cast in person or by mail, and there may be voting by proxy.

ARTICLE V**SECTION 1 - Directors**

The management of the Association shall be vested in a Board of Directors of five persons, four of which shall be elected by the membership. The fifth member shall be designated by developer until seventy-five (75%) percent of the development is sold. After seventy-five (75%) percent of the development is sold, all Directors shall serve for a period of one year and until their successors are duly elected and qualified. The initial Board of Directors shall be appointed by the developer. Directors shall hold office until their successors have undertaken their duties.

SECTION 2 - Vacancies

Any Director of this Association, who having been duly notified, fails to attend four regular consecutive meetings without excuse satisfactory to the Board, shall thereby forfeit his membership thereon, and the position shall thereupon be deemed vacant.

SECTION 3 - Duties of Directors

The Directors shall administer all business carried on by the Association under the direction and control of any special or regular meeting of the members. They shall arrange an impartial audit by a public accountant of the books of the Association at least once a year, and shall issue a financial statement to the membership. They shall also issue annually to the membership a full report of its work during the year and of the progress and condition of the Association.

The Board may create advisory committees composed of individuals interested in one or more phase of the work of the Association.

The Directors shall have the power to purchase and/or lease additional real estate; to construct recreational facilities; to purchase recreational equipment, including horses; to expend money to maintain the roads and other facilities owned and/or operated by the Association and/or its membership for the benefit of all members; to provide informational services for members and prospective owners of the property, and to provide such additional services to the members as they in their sole discretion may determine to be advisable.

SECTION 4 - Officers

The officers shall be: President, Vice-President, Secretary, Treasurer, and such others as the Board may deem necessary. The President, Vice-President and Secretary shall be appointed by the Board of Directors from their number at the first regular board meeting following the annual election. All officers shall hold office at the discretion of the Board.

If the Treasurer is not a member of the Board, he may have a voice, but no vote, at the Board meetings.

SECTION 5 - Duties of Officers

The officers shall perform the duties usually appertaining to such officers and such other duties as may be delegated to them by these Articles of Association, or by the Board.

SECTION 6 - Bonds

All officers and employees of the Association handling funds of the Association shall be bonded.

ARTICLE VI

MAIL VOTE

SECTION 1

Whenever in the judgment of the Board of Directors any question shall arise which it considers should be put to a vote of the membership, and when it deems it inexpedient to call a special meeting for that purpose, it may submit the matter to the membership in writing by mail for vote and decision, and the question thus presented shall be determined according to a majority of the votes received by mail within two weeks after such submission to the membership, provided that in each case, votes of at least 25% of the members shall be received. Action taken in this manner shall be as effective as action taken at a duly called meeting.

ARTICLE VII

LIABILITIES

SECTION 1

Nothing shall constitute members of the Association as partners for any purpose. No member, officer, agent or employee shall be liable for the acts or failure to act of any other member, officer, agent or employee of the Association. Nor shall any member, officer, agent or employee be liable for his acts or failure to act under these Articles, except only acts or omissions arising out of his willful misfeasance.

ARTICLE VIII

AMENDMENTS

SECTION 1

These Articles of Association may be amended, repealed or altered in the whole or in part by a majority at any duly organized meeting of the Association.

ARTICLE IV

ROADS

SECTION 1

The streets and roads in this subdivision shall be constructed by subdivider J J H S & K, Inc., and will be improved to the county's specification. J J H S & K, Inc., will maintain the streets and roads until such time as they have been constructed to county's specifications and the county approves the construction to their specification.

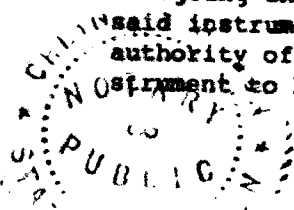
Thereafter, the Property Owner's Association shall be responsible for the maintenance of all streets and roads in this development until accepted by Deschutes County for maintenancs.

IN WITNESS WHEREOF, the undersigned has subscribed his signature to the ARTICLES OF ASSOCIATION on this 14th day of Sept, 1977, pursuant to a resolution adopted by the Board of Directors of the undersigned corporation.

J J H S & K, Inc.
an Oregon corporation
By: Richard H. Leaver
President

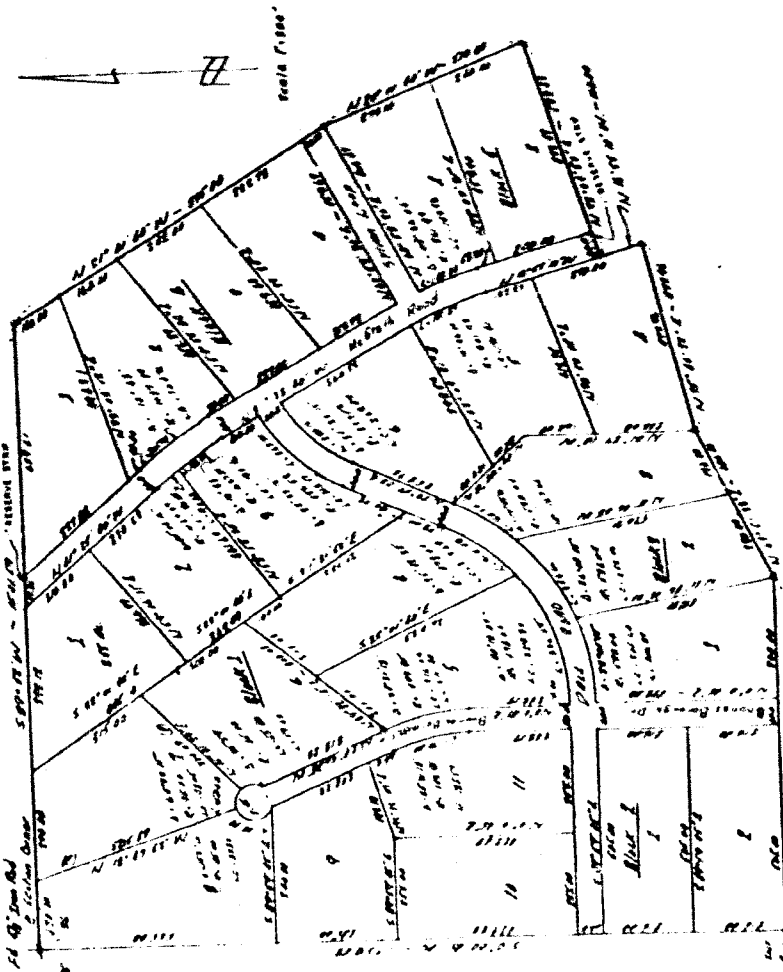
STATE OF OREGON)
) ss
County of Deschutes)

On this 14th day of September, 1977, personally appeared Richard H. Leaver, who being first duly sworn on oath did say that he is the President of J J H S & K, Inc., and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and he acknowledged that said instrument to be its voluntary act and deed.



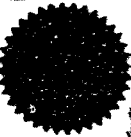
Before me: Carlton R. Johnson
Notary Public for Oregon
My commission expires: 11-9-77

PLAT NO 157
SYLVAN KNOLLS
 LOCATED IN THE NW 1/4 SECTION 36, T18S, R.12E, W.M.
 IN DESCHUTES CO., OREGON
 MAY, 1877



I, Larry N. Sandgren find duly sworn, depose and say that I have carefully compared and measured with proper instruments the lands represented on the annexed map of "SYLVAN KNOLLS", that as the initial point of said survey I set a 5"x8" galvanized iron pipe on the well' line of section 36, T.18S, R.12E, W.M., Deschutes County, Oregon, said point being 5' 40" N 89° 45' W 150.00 feet from the Northwest corner of said section 36, thence S 89° 17' 45" E - 215.00 feet, thence N 89° 17' 45" E - 150.00 feet, thence N 89° 17' 45" E - 150.00 feet, thence N 89° 17' 45" E - 150.00 feet, to a point on the north line of said section 36, thence S 89° 17' 45" E - 150.00 feet, thence N 89° 17' 45" E - 150.00 feet, to a point of beginning on lot corners are marked with 3" x 3" iron rods and all other corners and other end points are marked with 3" x 3" iron rods.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Larry N. Sandgren
 9359 N
 JERRY W. SANDGREN
 1981



Subscribed and sworn to before me this 15th day of May, 1977
 Winifred Adkins for State of Oregon, Charles E. Peterson
 My commission expires 2-11-79

This plat is a true and exact copy of the original plat of 15 June 1877
 Prepared by Larry Sandgren, Portland, Oregon

DEDICATION

It is hereby presented that I, Floyd Manning, the owner of about three on this plat, have caused said lands to be surveyed into lots, blocks, and streets as shown on this plat, and do hereby submit for approval and record said plat and do hereby dedicate to the use of the public thereof all streets on this plat of "SYLVAN KNOLLS" hereinafter to be so named.

Witness my hand and seal this 15th day of May, 1977.
 Floyd Manning

ACKNOWLEDGMENT

On this 15th day of May, 1977, before me appeared Floyd Manning, the owner of the above described lands, and who executed the foregoing dedication and who acknowledged to me that he executed the same freely and voluntarily for the purposes herein stated.

Subscribed and sworn to before me this 15th day of May, 1977.
 Charles E. Peterson
 My commission expires 2-11-79
 Winifred Adkins



APPROVALS

- COUNTY SURVEYOR Charles E. Peterson DATE 5/15/77
- DIRECTOR OF PUBLIC WORKS Charles E. Peterson DATE 7-12-77
- CENT OREGON IRRIGATION DIST. Donald A. Nelson DATE 6-1-77
- CHAIRMAN PLANNING COMMISSION Donald A. Nelson DATE 6/9/77
- COUNTY PLANNING DIRECTOR Donald A. Nelson DATE 7-11-77
- COUNTY ASSESSOR Raymond B. Bunch DATE 5-16-77
- COUNTY COMMISSIONER Raymond B. Bunch DATE 7/12/77
- COUNTY COMMISSIONER Raymond B. Bunch DATE 7-12-77
- COUNTY COMMISSIONER Robert I. Young DATE 7-12-77

I hereby certify that all taxes due have been paid to this date.

County Treasurer and Tax Collector Donald A. Nelson Date 6-29-77

I hereby certify that all delinquent taxes, special assessments, fees, and other charges required by law to be placed on the 1972-1973 tax roll which became a lien on this subdivision or part became a lien during the calendar year but not paid certified to the tax collector for collection have been paid to me.

Raymond B. Bunch
 County Assessor

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STATE OF OREGON

County of Deschutes

I hereby certify that the within and
content of writing was received for Record
the 15 day of Sept AD 1977
at 4:20 o'clock P. M. and recorded
in Book 258 on Page 367 Records
of U.S.

ROSEMARY PATTERSON

County Clerk

By Annie R. Ballou Deputy