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\$20.00 \$11.00 \$16.00 \$10.00 \$6.00

WHEN RECORDED, RETURN TO:  
Cascade View Estates Homeowners Asso.  
2900 Cascade Vista Drive  
Redmond, OR 97756

**NOTICE OF HOMEOWNERS ASSOCIATION**

This document has been prepared and is being recorded to provide Constructive Notice to all homeowners, lenders, escrow companies, title companies, and all others who may have a beneficial interest in all Lots in the Cascade View Estates subdivision (hereinafter referred to as the Association) as described on Exhibit A of the Cascade View Estates CC&Rs recorded in Deschutes County Oregon, as document number 94-00771.

Said property is subject to the provisions of that certain document entitled, "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CASCADE VIEW ESTATES" recorded January 7, 1994, in Deschutes County Oregon, as document number 94-00771. Section 7.7.8 of said Declaration provides, among other things, that "No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Easement Areas or abandonment of his Lot." Additionally, "Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of fifteen percent (15%) per annum."

The name, address, and email address of the Secretary of the Association who is authorized to receive assessments and fees imposed by the Association is as follows:

Cascade View Estates Homeowners Association  
c/o Roiann Santos  
2900 Cascade View Drive  
Redmond, OR 97756  
Email: [roiann.santos@yahoo.com](mailto:roiann.santos@yahoo.com)

The Association hereby requests to be notified of any sale, escrow, or transfer of title for any of the above-mentioned Lots. All current and past due assessments must be paid in full to the Association prior to, or concurrently with, the aforementioned sale, escrow, or transfer of title.

If this request is not complied with, the new Owner will be subject to the assessment lien and a Notice of Default may be filed for all past due amounts.

**CASCADE VIEW ESTATES HOMEOWNERS ASSOCIATION**

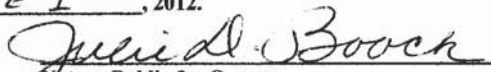
By:   
ROIANN SANTOS, Secretary

STATE OF OREGON            )  
  ) ss.  
County of Deschutes        )

The foregoing instrument was acknowledged before this 1 day of June, 2012, by Roiann Santos, Secretary, for the Cascade View Estates Homeowners Association.

Subscribed and sworn to before me on JUNE 1, 2012.



  
Notary Public for Oregon  
Commission Expires: 12/10/2012

**HOMEOWNERS ASSOCIATION:**

Cascade View Estates Homeowners Association  
2900 Cascade Vista Drive  
Redmond, OR 97756



EXHIBIT "A" (page 1 of 3)  
to  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
of  
CASCADE VIEW ESTATES

## LEGAL DESCRIPTION

## CASCADE VIEW ESTATES - Parcel 1

A tract of land located in the Southeast Quarter of the Southeast Quarter of Section Nineteen (19), TOWNSHIP FIFTEEN (15) SOUTH, RANGE THIRTEEN (13) EAST OF THE WILLAMETTE MERIDIAN, Deschutes County, Oregon, being more particularly described as follows:

Commencing at a two-inch iron pipe at the corner common to Sections 19, 20, 29 and 30, Township 15 South, Range 13 East; thence North 45° 27' 36" West, 42.53 feet to a point on the future Westerly right-of-way of 35th Street and the future Northerly right-of-way of Wickiup Avenue, said point being the point of beginning of this description; thence along said future Westerly right-of-way of 35th Street North 00° 36' 11" West, 291.86 feet to a point on the Southerly right-of-way of the realigned Reservoir Drive; thence along said Southerly right-of-way North 83° 51' 25" West, 207.54 feet; thence continuing on said Southerly right-of-way along the arc of a 330 foot radius curve to the right 505.29 feet, the chord of which bears North 39° 59' 31" West, 457.36 feet; thence continuing along said Southerly right-of-way along the arc of a 335 foot radius curve left 227.74 feet, the chord of which bears North 15° 36' 08" West, 223.38 feet; thence continuing along said Southerly right-of-way North 35° 04' 41" West, 259.32 feet; thence continuing along said Southerly right-of-way along the arc of a 285 foot radius curve left 271.45 feet, the chord of which bears North 62° 21' 49" West, 261.30 feet; thence continuing on said Southerly right-of-way North 89° 38' 56" West, 359.46 feet to a point on the Westerly boundary of said Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 19; thence along said Westerly boundary of said Southeast Quarter of the Southeast Quarter, South 00° 27' 22" East, 1298.19 feet to a three quarter inch iron pipe at the East Sixteenth Corner between said Sections 19 and 30; thence along the Southerly boundary of said Section 19 North 89° 47' 53" East, 911.71 feet to the point on said future Northerly right-of-way of Wickiup Avenue; thence along said future right-of-way along the arc of a 780 foot radius curve right 214.02 feet, the chord of which bears North 81° 49' 20" East, 213.35 feet; thence continuing on said future right-of-way North 89° 40' 58" East, 166.91 feet to the point of beginning and terminus of this description.



EXHIBIT "A" (page 2 of 3)  
to  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
of  
CASCADE VIEW ESTATES

LEGAL DESCRIPTION  
CASCADE VIEW ESTATES - Parcel 2

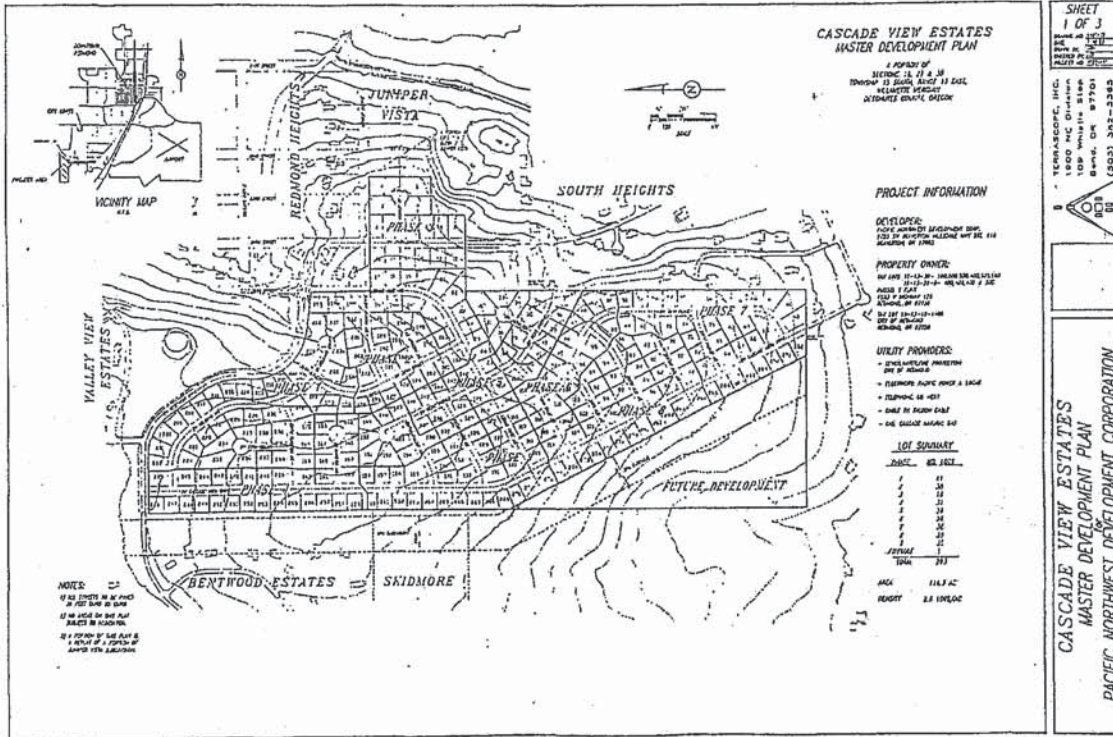
A tract of land situated in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Thirty (30), and the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Twenty-nine (29), TOWNSHIP FIFTEEN (15) SOUTH, RANGE THIRTEEN (13) EAST OF THE WILLAMETTE MERIDIAN, and all of Blocks 2, 3, 4, 5, 6 and 7 of JUNIPER VISTA, Deschutes County, Oregon, being more particularly described as follows:

Commencing at a two-inch iron pipe at the Northeast corner of said Section 30, said point being the point of beginning of this description; thence along the Northerly boundary of said Section 30, South 89° 47' 53" West, 1320.11 feet to a three-quarter inch iron pipe at the East Sixteenth corner common to said Section 30 and Section 19; thence along the Westerly boundary of the Northeast Quarter of the Northeast Quarter of said Section 30, South 00° 01' 04" East, 1310.82 feet to a three-quarter inch iron pipe at the Northeast Sixteenth corner of said Section 30; thence along the Westerly boundary of the Southeast Quarter of the Northeast Quarter of said Section 30, South 00° 02' 44" East, 1310.19 feet to a three-quarter inch iron pipe at the Center East Sixteenth corner of said Section 30; thence along the Southerly boundary of said Southeast Quarter of the Northeast Quarter South 89° 40' 59" East, 1318.94 feet to a one-half inch iron rod at the East One Quarter corner of said Section 30; thence along the Easterly boundary of said Section 30, said boundary also being the Westerly boundary of SOUTH HEIGHTS, a Subdivision of Record, North 00° 00' 36" West, 2032.94 feet to a one-half inch iron rod at the Southwest corner of Block 3 of JUNIPER VISTA, a Subdivision of Record; thence along the Southerly boundary of said JUNIPER VISTA North 89° 40' 20" East, 459.98 feet to a five-eighth inch iron rod at the most Southeasterly corner of Lot 3 Block 2 of said JUNIPER VISTA; thence along the Easterly boundary of Lot 3 Block 2 of said JUNIPER VISTA, North 00° 37' 35" West, 199.93 feet to an angle point in the boundary of said Lot 3; thence along the Southerly boundary of said JUNIPER VISTA North 89° 40' 58" East, 399.20 feet to a point on the Westerly right-of-way of 32nd Street; thence along said Westerly right-of-way North 00° 37' 35" West, 370.00 feet to the Northeast corner of said Block 2 of said JUNIPER VISTA and a point on the Southerly right-of-way of Wickiup Avenue; thence along said Southerly right-of-way South 89° 40' 58" West, 792.86 feet to a point on the Easterly boundary of said Section 30; thence along said Easterly boundary North 00° 00' 21" West, 30.00 feet to the point of beginning and terminus of this description.



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EXHIBIT "A" (page 3 of 3)  
to  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
of  
CASCADE VIEW ESTATES



-18- DECLARATION

STATE OF OREGON )  
COUNTY OF DESCHUTES ) SS.  
I, MARY SUE PENHOLLOW, COUNTY CLERK AND  
RECORDER OF CONVEYANCES, IN AND FOR SAID  
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT WAS RECORDED THIS DAY:

94 JAN -7 AM 11:02  
MARY SUE PENHOLLOW  
COUNTY CLERK

BY: *F. Moore* DEPUTY  
NO. 94-00771 FEE 9.00  
DESCHUTES COUNTY OFFICIAL RECORDS