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SUNRIVER PHASE II DECLARATION ESTABLISHING

DEER PARK IV

AND

ANNEXING DEER PARK IV TO RIVER VILLAGE

and subjecting property therein to  
certain covenants, restrictions,  
assessments, fines and penalties.

By instrument, dated June 24, 1976, and recorded on July 6, 1976, in Volume 233 of the Records of Deeds of Deschutes County, Oregon, at Page 831, SUNRIVER PROPERTIES, INC., an Oregon corporation, succeeded by SUNRIVER PROPERTIES OREGON, LTD., an Oregon Partnership, "the Developer", has established the Plan of Sunriver Phase II.

The Plan of Sunriver Phase II contemplates that Developer will organize within Sunriver Phase II a number of residential areas, each of which will consist of a separate "village". Each village is to have its own development plan and own restrictions as to the use of private areas within the village.

Developer has determined upon a development plan for a village within Sunriver Phase II to be known as "River Village". The plan contemplates that River Village will be a community with diverse types of dwelling arrangements. Homes within River Village will be attractive either for permanent residence or for recreational use. Owners of homes within River Village will have available common areas within River Village for their use along with residents of Sunriver Phase II and that certain Reciprocal Easement Agreement dated June 24, 1976, and recorded on July 7, 1976, in Volume 233 of the Records of Deeds of the County of Deschutes, State of Oregon, Page 823 (the "Reciprocal Easement Agreement").

Developer proposes to establish and maintain a high standard for the improvement of private areas within River Village to the end that property within River Village will have a maximum value for those who acquire it and will not deteriorate in value.

Developer plans to subject to the Plan of Sunriver Phase II the areas which will eventually constitute all of River Village in several stages. By instrument dated July 6, 1976, entitled "Sunriver Phase II Declaration Establishing River Village I and Annexing River Village Unit I to Sunriver Phase II", Developer subjected to the Plan of Sunriver Phase II the

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initial area which is to constitute part of River Village. Such declaration was recorded on July 7, 1976, in Volume 233 of the Records of Deeds of Deschutes County, Oregon, at Page 886.

On \_\_\_\_\_, 198\_\_\_\_, Developer filed a plat entitled "Deer Park IV", which plat is recorded in Volume \_\_\_\_\_ of the Records of Plats of Deschutes County, Oregon, at Page \_\_\_\_\_. The area described on such plat is an area in which homes will be single family houses on individual lots. Developer now wishes to subject the property described on such plat to the Plan of Sunriver Phase II, to annex such property to River Village and make provision for the conditions upon which private areas within such property may be used.

NOW, THEREFORE, Developer does hereby declare and provide as follows:

Section 1

DEFINITIONS

When used herein, the terms referred to below shall have the following meanings:

1.1 Incorporated by Reference. Each of the terms defined in Section 1 of the Plan of Sunriver II shall have the meanings set forth in such Section 1. Each of the terms defined in Section 1 of the Sunriver Phase II Declaration Establishing River Village shall have the meanings set forth in such Section 1.

1.2 Sunriver Phase II Declaration Establishing River Village shall mean that certain document entitled "Sunriver Phase II Declaration Establishing River Village I and Annexing River Village Unit I to Sunriver Phase II", dated July 6, 1976, recorded July 7, 1976, in Volume 233 of the Records of Deeds of Deschutes County, Oregon, at Page 886.

1.3 "Deer Park IV" shall mean the area described on the plat entitled "Deer Park IV" recorded on the 31 day of April, 1985, in Volume C of Plats of Deschutes County, Oregon, at Page 179, as shown on such plat.

Section 2

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SUBJECTION OF DEER PARK IV  
TO PLAN OF SUNRIVER PHASE II AND  
ANNEXATION TO RIVER VILLAGE

2.1 Plan of Sunriver, Phase II. Pursuant to Section 2.2 of the Plan of Sunriver Phase II, Developer does hereby certify as follows:

(a) The final plat of Deer Park IV has been duly filed in Deschutes County, Oregon.

(b) Deer Park IV has been subdivided and planned for development substantially in accordance with the Phase II Plan Map;

(c) The addition of Deer Park IV to Sunriver Phase II will not require an increase of five percent or more in the maintenance assessment applicable to the units subject to the Plan of Sunriver Phase II or to the units subject to the Plan of Sunriver Phase I; and

(d) This annexation is within three years of the last annexation to the Plan of Sunriver Phase II, which occurred on September 14, 1981.

2.2 Land Classification. Deer Park IV shall be subject to the Plan of Sunriver Phase II on the following terms and conditions:

(a) Each lot shown in the Plat of Deer Park IV except Lot 30, Block 17 of said Plat shall constitute a private area for purposes of the Plan of Sunriver Phase II. Each such lot shall constitute a "unit" within the meaning of Section 1.22 of the Plan of Sunriver Phase II. The owner of each such lot shall be a "unit owner" within the meaning of Section 1.23 of the Plan of Sunriver Phase II.

(b) Areas designated as "common" in said plat shall be common areas for all purposes of the Plan of Sunriver Phase II.

(c) Each roadway shown on said plat shall be a private way for all purposes of the Plan of Sunriver Phase II.

(d) There are no limited common areas in Deer Park IV.

2.3 Annexation to River Village. Developer hereby declares that Deer Park IV shall be a part of that certain village known as River Village referred to in the Sunriver Phase II Declaration Establishing River Village, and Deer Park IV accordingly is hereby annexed to River Village.

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Section 3

DECLARATION AS TO RESTRICTIONS ON USE

Deer Park IV shall be subject to all of the covenants and restrictions set forth in the Sunriver Phase II Declaration Establishing River Village, including the reservation of easements set forth in Section 9 thereof. Deer Park IV shall also be subject to the provisions set forth in Section 4 below. All private areas within Deer Park IV are held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved only in accordance with the provisions made in the Plan of Sunriver Phase II, the Sunriver Phase II Declaration Establishing River Village and this instrument.

Section 4

MISCELLANEOUS

4.1 Amendment and Repeal. Any provisions of this Sunriver Phase II Declaration may at any time be amended or repealed or provisions may be added by any of the following methods:

(a) While Developer retains the beneficial ownership of 50 percent or more of the units within Deer Park IV, by written consent of unit owners owning 75 percent of the units within Deer Park IV; or

(b) By either of the methods provided in Section 10.1 of the Sunriver Phase II Declaration Establishing River Village.

Any amendment or repeal of a provision of this Sunriver Declaration or additional provisions shall become effective only upon the filing in the Records of Deeds of Deschutes County, Oregon, of a certificate of the secretary or assistant secretary of the Administrator Phase II setting forth in full the amendment, amendments, additional provisions or repeal have been approved in the manner required therefor herein.

4.2 Duration. The covenants and provisions contained herein shall run with the land affected hereby and shall be and remain in full force and effect at all times with respect to all property included within Deer Park IV and the owners thereof for an initial period of 45 years commencing upon July 7, 1976. Thereafter such provisions and covenant shall continue to run with the land and be and remain in full force and effect at all times with respect to all property in Deer Park IV affected thereby and the unit owners thereof for successive additional

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periods of ten years each. The continuation from the initial or any additional period into the next subsequent period shall be automatic and without the necessity of any notice or consent whatever, provided, however, that such provisions and covenants may be terminated at the end of the initial period by any of the methods provided in Section 4.1 for the amendment, repeal or addition of a provision to this Sunriver Phase II Declaration. Any such termination shall become effective upon the filing in the Records of Deeds of Deschutes County, Oregon, a certificate of the secretary or assistant secretary of the Administrator Phase II certifying that termination as of a specified termination date has been approved in the manner required therefor herein not less than one year prior to the intended termination date.

4.3 Construction; Severability; Number; Captions. This Sunriver Phase II Declaration shall be construed as an entire document to accomplish the purposes stated in the introductory paragraphs of this declaration. Nevertheless, each provision of this Sunriver Phase II Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision shall not affect the validity or enforceability of the remaining part of that or any other provision.

As used herein, the singular shall include the plural, and the plural the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires. All captions used herein are intended solely for convenience of references and shall in no way limit any of the provisions of this Sunriver Phase II Declaration.

IN WITNESS WHEREOF, Sunriver Properties Oregon, Ltd., has executed this Declaration this 31 day of November, 1985.



*Patricia Reed*  
Notary Public  
11/11/85

SUNRIVER PROPERTIES OREGON, LTD.

By *Richard W. Otter*  
President, Sunriver Properties  
Management, its Attorney-in-Fact

By *Terrence Lee Engel*  
Secretary, Sunriver Properties  
Management, its Attorney-in-Fact

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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:

1995 DEC 31 PM 4:25  
MARY SUE PENHOLLOW  
COUNTY CLERK

BY: *[Signature]* DEPUTY  
NO. 85-29314 FEE 21--  
DESCHUTES COUNTY OFFICIAL RECORDS

*Thursday, Dec 14, 1995*