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SUNRIVER DECLARATION ESTABLISHING FOREST PARK I
AND ANNEXING FOREST PARK I TO MEADOW VILLAGE
and subjecting property therein to certain covenants,
restrictions, assessments, fines, penalties

By instrument dated June 20, 1968 and recorded on June 20, 1968 in volume 159 of the records of deeds of Deschutes County, Oregon at page 198 SUNRIVER PROPERTIES, INC., an Oregon corporation, "the Developer", has established the Plan of Sunriver.

The Plan of Sunriver contemplates that Developer will organize within Sunriver 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 to be known as "Meadow Village." The plan contemplates that Meadow Village will be a community with diverse types of dwelling arrangements. Homes within Meadow Village will be attractive either for permanent residence or for recreational use. Owners of homes within Meadow Village will have available common areas within Meadow Village for their use along with residents of Sunriver as set forth in the Plan of Sunriver.

Developer proposes to establish and maintain a high standard for the improvement of private areas within Meadow Village to the end that property within Meadow 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 the areas which will eventually constitute all of Meadow Village in several stages. By instrument dated June 20, 1968, entitled

"Sunriver Declaration Establishing Meadow Village - Area 1," Developer subjected to the Plan of Sunriver the initial area which is to constitute part of Meadow Village. Such declaration was recorded on June 20, 1968 in volume 159 of the records of deeds of Deschutes County, Oregon, at page 237. Such declaration provided that additional areas might be annexed to Meadow Village by virtue of a Sunriver declaration.

On May 21, 1969, Developer filed a plat entitled "Forest Park I," which plat is recorded in volume 9 of the records of plats of Deschutes County, Oregon at page 16. 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, to annex such property to Meadow Village and to 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 Incorporation by reference. Each of the terms defined in section 1 of the Plan of Sunriver shall have the meanings set forth in such section 1. Each of the terms defined in section 1 of the Sunriver Declaration Establishing Meadow Village - Area 1 shall have the meanings set forth in such section 1.

1.2 "Sunriver Declaration Establishing Meadow Village - Area 1" shall mean that certain document bearing such title dated June 20, 1968, recorded June 20, 1968 in volume 159 of the records of deeds of Deschutes County, Oregon, at page 237.

1.3 "Forest Park I" shall mean the area described on the plat entitled "Forest Park I" recorded on the 21 day of May,

1969 in volume 7 of plats of Deschutes County, Oregon, at page 16.

SECTION 2
Subjection of Forest Park I to Plan of Sunriver,
Annexation to Meadow Village and Declaration as
to Restrictions on Use of Private Areas

2.1 Plan of Sunriver. Pursuant to section 2.1 of the Plan of Sunriver, Developer does hereby declare that Forest Park I shall be subject to the Plan of Sunriver on the following terms and conditions.

(a) Each lot shown on the above-described plat of Forest Park I shall constitute a private area for purposes of the Plan of Sunriver. Each such lot shall constitute a "unit" within the meaning of section 1.20 of the Plan of Sunriver. The owner of each such lot shall be a "unit owner" within the meaning of section 1.21 of the Plan of Sunriver.

(b) Areas designated as "common areas" shall be common areas for all purposes of the Plan of Sunriver.

(c) Areas designated as "private ways" shall be private ways for all purposes of the Plan of Sunriver.

2.2 Annexation to Meadow Village. Developer hereby declares that Forest Park I shall be a part of that certain village known as Meadow Village referred to in the Sunriver Declaration Establishing Meadow Village - Area 1 and Forest Park I accordingly is hereby annexed to Meadow Village.

2.3 Declaration of Restrictions. Forest Park I shall be subject to all of the covenants and restrictions set forth in the Sunriver Declaration Establishing Meadow Village - Area 1, except the reservation of easements set forth in section 11 thereof. Forest Park I shall also be subject to the provisions set forth in section 3 below. All private areas within Forest Park I 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, the Sunriver Declaration Establishing Meadow Village - Area 1 and this instrument.

SECTION 3
Classification of Lots and Reservation of Easements

Each lot in Forest Park I shall be classified in accordance with section 1.20 of the Plan of Sunriver into two parts -- the "buildable area" and the "open area." The classification of each lot shall be made not later than the time of and shall be described in the conveyance of the lot by Developer to the unit owner; provided, however, that the classification may thereafter be changed with the approval of the Design Committee by an instrument executed and acknowledged by the unit owner and the administrator of Sunriver and recorded in the deed records of Deschutes County, Oregon.

Developer reserves for itself and its successors and assigns an easement on the entire open area portion of each lot within Forest Park I solely for the purpose of laying, maintaining and replacing under the ground water, sewage, electrical, telephone, television and other utility lines and facilities.

IN WITNESS WHEREOF Sunriver Properties, Inc. has executed this declaration the 20th day of May, 1969.

SUNRIVER PROPERTIES, INC.

By Donald V. McCallum
President

ATTEST:

Murray Carson
Assistant Secretary

STATE OF OREGON)
)ss
County of)

On this 20th day of May, 1969, personally appeared Donald V. McCallum who, being duly sworn, did say that he is the president of Sunriver Properties, Inc. and that this declaration was voluntarily signed in behalf of the corporation by authority of its board of directors.

Before Me:

Shirley M. Wagoner
Notary Public for Oregon
My Commission Expires: Feb 3, 1971

