

SUNRIVER DECLARATION ESTABLISHING FOREST PARK II  
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 corpora-  
tion, "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 resi-  
dents of Sunriver as set forth in the Plan of Sunriver.

Developer proposes to establish and maintain a high stan-  
dard 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 "Sun-  
river 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, 1966 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, and certain additional areas have been so annexed.

On May 29, 1970, Developer filed a plat entitled "Forest Park II," which plat is recorded in Volume 10 of the Records of Plats of Deschutes County, Oregon at Page 8 et seq. 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, 1963, recorded June 20, 1968 in Volume 159 of the Records of Deeds of Deschutes County, Oregon, at Page 237.

1.3 "Forest Park II" shall mean the area described on the plat entitled "Forest Park II" recorded on the 29th day of May, 1970 in Volume 10 of Plats of Deschutes County, Oregon, at Page 8 et seq.

SECTION 2

Subjection of Forest Park II 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 II 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 II 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 II 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 II accordingly is hereby annexed to Meadow Village.

2.3 Declaration of Restrictions. Forest Park II 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 II shall also be subject to the provisions set forth in section 3 below. All private areas within Forest Park II 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 II 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 II 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 30th day of May, 1970.

SUNRIVER PROPERTIES, INC.

By: Donald V. McCallum  
President

ATTEST:

Robert S. Gordon  
Secretary

STATE OF OREGON,            )  
  ) ss.  
County of Deschutes,        )

On this 30th day of May, 1970, 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:

Murray Barron  
Notary Public for Oregon May 27, 1972  
My Commission Expires: February 1972



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STATE OF OREGON  
County of Deschutes  
I hereby certify that the within instrument of writing was received for Record the 30th day of May A.D. 1970 at 3:00 o'clock P.M. and record in Book Page 252 Record of \_\_\_\_\_ of \_\_\_\_\_ County \_\_\_\_\_ By \_\_\_\_\_