

SUPPLEMENTAL DECLARATION  
THE INN OF THE SEVENTH MOUNTAIN  
PHASE III-A

THIS SUPPLEMENTAL DECLARATION, pursuant to the provisions of ORS 91.505 to 91.675, as amended by chapter 414, Oregon Laws 1971, is made and executed this 5<sup>th</sup> day of September, 1972, by CONDOMINIUMS NORTHWEST, INC., an Oregon corporation, hereinafter called "Declarant", pursuant to the provisions of the Unit Ownership Act of the State of Oregon,

W I T N E S S E T H:

THAT, WHEREAS, Declarant is the owner of a leasehold for a term ending on December 31, 2034, in certain real property located in Deschutes County, Oregon, and described in Exhibit "R" attached hereto and hereby made a part hereof, and

WHEREAS, Declarant heretofore has constructed, sold and declared upon the aforesaid premises condominium resort hotel buildings, units and other improvements, as Phases I through II-E of the Inn of the Seventh Mountain condominium project, and

WHEREAS, Declarant desires and intends to annex additional condominium buildings, units and other improvements to the aforementioned Inn of the Seventh Mountain condominium project and to submit the property so annexed to the provisions of the Oregon Unit Ownership Act, as amended, and

WHEREAS, Declarant intends, by filing this declaration, to submit the above-described leasehold estate, the condominium buildings, units and other improvements thereon, together with all the appurtenances thereunto belonging, to the provisions of the aforesaid Unit Ownership Act and to impose upon said leasehold estate, buildings, units, improvements, and appurtenances mutually beneficial restrictions under a general plan of improvement for the benefit of said condominium units and the owners thereof; now, therefore,

DECLARANT HEREBY DECLARES AND PUBLISHES that the leasehold property described in the abovementioned Exhibit "R" be, and hereby is, submitted to the provisions of the abovementioned Unit Ownership Act, together with the buildings, units,

improvements and appurtenances to be constructed thereon and that the said buildings, units, improvements and appurtenances are to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the improvement of said leasehold and the division thereof into condominium units, and shall be deemed to run with said leasehold and to be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning an interest in said leasehold estate and improvements their grantees, successors, heirs, executors, administrators, devisees, and assigns.

1. Condominium Description. Declarant is developing the property in multiple phases. Phases I through II-E have been constructed, sold and declared. They consist of twelve condominium residential buildings, the common elements appurtenant thereto, an ice skating rink, a skate shop, and an equipment building for the ice skating rink. This declaration pertains to an additional residential condominium building containing 12 units. Declarant plans to construct 14 more residential condominium buildings at which time the project will be completed and will then consist of 27 residential condominium buildings. At completion the project will contain approximately 282 residential condominium units together with the common elements appertaining thereto and recreational amenities.
2. Land Description. The real property subject to this declaration is a portion of the total leasehold estate owned by Declarant and is to be a part of the general



common elements of the condominium project. The leasehold estate is held by Declarant pursuant to the terms of a certain lease dated February 13, 1970, recorded in Book 168, at Page 874, Deed Records of Deschutes County, Oregon, as amended December 10, 1971, recorded in Book 180 at Page 991, Deed Records of Deschutes County, Oregon. The portion subject to this declaration is described more particularly in Exhibit "R" attached hereto and hereby made a part hereof as if fully set forth herein, subject to all of the terms, conditions, covenants and restrictions contained in the aforementioned lease, the said leasehold to end on December 31, 2034, but renewable at the option of the unit owners for an additional term of Thirty-five years.

3. Name. The name by which the project is known is "The Inn of the Seventh Mountain", and the name by which the property declared hereunder is known as is The Inn of the Seventh Mountain, Phase III-A.
4. Unit Description. The property declared hereunder is contained in one residential condominium building, Building No. 11, consisting of 12 units. Building No. 11 also contains six service closet units designated as Units 111 through 116, the ownership of which will be maintained by the developer. Building No. 11 houses "Ponderosa Lodge" units, and is of wood frame construction on a concrete foundation. It has three stories with four condominium units on each story. Each unit is bounded by the undecorated interior surfaces of its perimeter walls, ceilings and floors. Ownership of a unit carries with it the unit's respective undivided interest in the general common areas, as shown in Exhibit A, and the per cent of interest in the limited common elements appur-

tenant to the building wherein the unit is housed as shown in Exhibit B. Drawings showing the floor plans, elevations, and the designation and location of each unit are included and attached to this declaration. Exhibit D, showing the square footage of each unit, is attached to this declaration and hereby made a part hereof. Exhibit C, showing a percentage interest of each unit in this phase to the general common elements as additional phases are annexed is attached to this declaration and hereby made a part hereof.

5. General Common Elements. The general common elements of the condominium consist of a water storage and delivery system, sewage treatment facilities, a swimming pool and all equipment necessary for the maintenance and operation thereof including the building in which the equipment is located, a whirlpool bath, sauna baths and bathhouse, a children's playground and equipment, a maintenance building, tennis courts, shuffleboard and basketball courts, parking lots, roadways, lawns and gardens, corral and tack room, utilities systems except to the extent the same are declared as limited common elements or are included in the condominium units, personal property acquired by the Association of Unit Owners, and the lessee's interest, hereby declared as and included in the general common elements, in and to that certain lease between Condominium Land Company and Condominiums Northwest, Inc., dated February 13, 1970, and recorded in Vol. 168, Page 874, Deed Records of Deschutes County, Oregon, and all other real and personal property, not privately owned and excluding limited common elements as hereinafter defined, necessary or convenient to the existence and safety of the property or real and personal

property normally in common use by the unit owners.

6. Limited Common Elements. The limited common elements are those common elements designated herein as reserved for the use and ownership of the owners of a certain unit or number of units, to the exclusion of all other units, and consisting of all of those elements and components of each building not otherwise included in the units, including, but not limited to the foundations, columns, girders, beams, supports, main walls, roofs, staircases, installations of central services such as electricity, water, sewage, telephone and television wiring and electrical wiring and conduit, excepting those portions of the foregoing which are included within the condominium units, and all other elements of the building necessary or convenient to its existence, maintenance, and safety, or normally in common use by the unit owners of the units contained in the individual building. The use of the limited common elements by an owner is restricted to those limited common elements that are part of the building that houses his condominium unit. A statement showing to which units and in what per centage the use and ownership the limited common elements is reserved is set forth in Exhibit "B" attached hereto and hereby made a part hereof.
7. Agent For Service of Process. The agent to receive service of process in the cases provided in Subsection 1 of ORS 91.635 and the address and place of business of such person is as follows:

ROBERT ROGERS

Inn of the Seventh Mountain

P. O. Box 1207

Bend, Oregon 97701

8. Incorporation By Reference. The following paragraphs of the original declaration executed February 13, 1970 and recorded in Vol. 168, Page 886, Deed Records of Deschutes County, Oregon, as amended, are incorporated herein by this reference as if fully set forth:

Paragraph 8. Limitation of Use.

Paragraph 9. Apportionment of Common Profits and Expenses.

Paragraph 10. Staged Development.

Paragraph 12. Powers of Board of Directors.

Paragraph 13. Improvement of Common Areas.

Paragraph 14. Manager.

Paragraph 15. Owners Obligation to Repair.

Paragraph 16. Failure of Board of Directors to Insist on Strict Performance.

Paragraph 17. Limitation of Liability.

Paragraph 18. Indemnification of Directors.

Paragraph 19. Insurance.

Paragraph 20. Damage and Destruction.

Paragraph 21. Enforcement.

Paragraph 22. Personal Property.

Paragraph 23. Reserves.

Paragraph 24. Over-Assessment.

Paragraph 25. Legal and Accounting Services and Audit.

Paragraph 26. Interpretation.

Paragraph 27. Amendment.

Paragraph 28. Severability.

Paragraph 29. Effective Date.

IN WITNESS WHEREOF, Declarant has caused its corporate name to be hereunto subscribed by its proper officers, thereunto duly authorized on the day and year first above written.

CONDOMINIUMS NORTHWEST, INC.  
Declarant

By: [Signature]  
President

FIRST FEDERAL SAVINGS AND LOAN COMPANY, of Salem, an Oregon corporation, acting through its President, CECIL JOHNSON, hereby consents to the execution and recording of this Supplemental Declaration.

FIRST FEDERAL SAVINGS & LOAN CO.

By: [Signature]  
President

Approved this 20 day of Sept., 1972.

County Assessor, Deschutes County

By: [Signature]

Approved this 19<sup>th</sup> day of Sept, 1972.

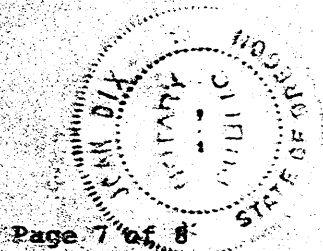
Sheriff & Tax Collector  
Deschutes County

By: [Signature]

STATE OF OREGON )  
 ) ss.  
County of Marion )

September 5, 1972

Personally appeared CECIL JOHNSON, who being sworn, stated that he is the President of FIRST FEDERAL SAVINGS & LOAN COMPANY, and that the foregoing instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:



[Signature]  
Notary Public for Oregon  
My commission expires: 4/2/76

STATE OF OREGON       )  
                              ) ss.  
County of Marion       )

September 5, 1972

Personally appeared PETER M. GUNLAR, who being sworn, stated that he is the President of CONDOMINIUMS NORTHWEST, INC., and that the foregoing instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:



Lowell W. Bergen  
Notary Public for Oregon  
My commission expires: 2-2-76

EXHIBIT R

TO SUPPLEMENTAL DECLARATION

(LINE OF THE SEVENTH MOUNTAIN--PHASE III-A)

Beginning at a point being North 549.51 feet and West 872.06 feet from the South One-Quarter (1/4) Corner of Section 22, Township 18 South, Range 11 East of the Willamette Meridian; thence South 152.75 feet; thence South  $73^{\circ} 09' 15''$  West 176.13 feet; thence North  $3^{\circ} 29' 20''$  West 204.17 feet; thence East 181.00 feet to the point of beginning, in Deschutes County, Oregon.



EXHIBIT A  
TO SUPPLEMENTAL DECLARATION  
(THE INN OF THE SEVENTH MOUNTAIN--PHASE III-A)

<u>Bldg. No. 11</u>	<u>Unit Number</u>	<u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.763
	254-255	.763
	256-257	.763
	258-259	.763
	452-453	.790
	454-455	.790
	456-457	.790
	458-459	.790
	652-653	.818
	654-655	.818
	656-657	.818
	658-659	.818
	111	.028
	112	.028
	113	.028
	114	.028
	115	.028
	116	.028

## EXHIBIT B

## TO SUPPLEMENTAL DECLARATION

(THE INN OF THE SEVENTH MOUNTAIN-- PHASE III-A)

The following chart shows the percentage interest of units in Building 11 to the limited common elements of Building 11.

<u>Bldg. No. 11</u>	<u>Unit Number</u>	<u>Percentage of Ownership of Limited Common Elements</u>
	252-253	7.902
	254-255	7.902
	256-257	7.902
	258-259	7.902
	452-453	8.190
	454-455	8.190
	456-457	8.190
	458-459	8.190
	652-653	8.477
	654-655	8.477
	656-657	8.477
	658-659	8.477
	111	.287
	112	.287
	113	.287
	114	.287
	115	.287
	116	.287

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-B are as follows:

<u>Bldg. No. 11</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.65
	254-255	.696
	256-257	.696
	258-259	.696
	452-453	.721
	454-455	.721
	456-457	.721
	458-459	.721
	652-653	.746
	654-655	.746
	656-657	.746
	658-659	.746
	111	.025
	112	.025
	113	.025
	114	.025
	115	.025
	116	.025

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-C are as follows:

<u>Bldg. No. 11</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements (Also determinative of owners' voting rights and pro rata share of common expenses)</u>
	252-253	.639
	254-255	.639
	256-257	.639
	258-259	.639
	452-453	.663
	454-455	.663
	456-457	.663
	458-459	.663
	652-653	.686
	654-655	.686
	656-657	.686
	658-659	.686
	111	.023
	112	.023
	113	.023
	114	.023
	115	.023
	116	.023

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-D are as follows:

<u>Bldg. No. 11</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.590
	254-255	.590
	256-257	.590
	258-259	.590
	452-453	.611
	454-455	.611
	456-457	.611
	458-459	.611
	652-653	.633
	654-655	.633
	656-657	.633
	658-659	.633
	111	.022
	112	.022
	113	.022
	114	.022
	115	.022
	116	.022

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-E are as follows:

<u>Bldg. No. 11</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.547
	254-255	.547
	256-257	.547
	258-259	.547
	452-453	.567
	454-455	.567
	456-457	.567
	458-459	.567
	652-653	.587
	654-655	.587
	656-657	.587
	658-659	.587
	111	.020
	112	.020
	113	.020
	114	.020
	115	.020
	116	.020

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-F are as follows:

<u>Bldg. No. 11</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.450
	254-255	.450
	256-257	.450
	258-259	.450
	452-453	.467
	454-455	.467
	456-457	.467
	458-459	.467
	652-653	.483
	654-655	.483
	656-657	.483
	658-659	.483
	111	.016
	112	.016
	113	.016
	114	.016
	115	.016
	116	.016



## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-G are as follows:

<u>Bldg. No. 11</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.436
	254-255	.436
	256-257	.436
	258-259	.436
	452-453	.452
	454-455	.452
	456-457	.452
	458-459	.452
	652-653	.468
	654-655	.468
	656-657	.468
	658-659	.468
	111	.016
	112	.016
	113	.016
	114	.016
	115	.016
	116	.016

# EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-B are as follows:

<u>Bldg. No. 11</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.424
	254-255	.424
	256-257	.424
	258-259	.424
	452-453	.437
	454-455	.437
	456-457	.437
	458-459	.437
	652-653	.452
	654-655	.452
	656-657	.452
	658-659	.452
	111	.015
	112	.015
	113	.015
	114	.015
	115	.015
	116	.015

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-I are as follows:

<u>Bldg. No. II</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.410
	254-255	.410
	256-257	.410
	258-259	.410
	452-453	.422
	454-455	.422
	456-457	.422
	458-459	.422
	652-653	.437
	654-655	.437
	656-657	.437
	658-659	.437
	111	.015
	112	.015
	113	.015
	114	.015
	115	.015
	116	.015

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-J are as follows-

<u>Bldg. No. 11</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.395
	254-255	.395
	256-257	.395
	258-259	.395
	452-453	.407
	454-455	.407
	456-457	.407
	458-459	.407
	652-653	.421
	654-655	.421
	656-657	.421
	658-659	.421
	111	.014
	112	.014
	113	.014
	114	.014
	115	.014
	116	.014

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-K are as follows:

<u>Bldg. No. 11</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.381
	254-255	.381
	256-257	.381
	258-259	.381
	452-453	.392
	454-455	.392
	456-457	.392
	458-459	.392
	652-653	.406
	654-655	.406
	656-657	.406
	658-659	.406
	111	.014
	112	.014
	113	.014
	114	.014
	115	.014
	116	.014

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-L are as follows:

<u>Bldg. No. 11</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.366
	254-255	.366
	256-257	.366
	258-259	.366
	452-453	.377
	454-455	.377
	456-457	.377
	458-459	.377
	652-653	.390
	654-655	.390
	656-657	.390
	658-659	.390
	111	.013
	112	.013
	113	.013
	114	.013
	115	.013
	116	.013

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-M are as follows:

<u>Bldg. No. 11</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.351
	254-255	.351
	256-257	.351
	258-259	.351
	452-453	.362
	454-455	.362
	456-457	.362
	458-459	.362
	652-653	.375
	654-655	.375
	656-657	.375
	658-659	.375
	111	.013
	112	.013
	113	.013
	114	.013
	115	.013
	116	.013



## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-N are as follows:

<u>Bldg. No. 11</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements (Also determinative of owners' voting rights and pro rata share of common expenses)</u>
	252-253	.336
	254-255	.336
	256-257	.336
	258-259	.336
	452-453	.347
	454-455	.347
	456-457	.347
	458-459	.347
	652-653	.359
	654-655	.359
	656-657	.359
	658-659	.359
	111	.012
	112	.012
	113	.012
	114	.012
	115	.012
	116	.012

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-A in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-O are as follows:

<u>Bldg. No. 11</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	252-253	.320
	254-255	.320
	256-257	.320
	258-259	.320
	452-453	.332
	454-455	.332
	456-457	.332
	458-459	.332
	652-653	.343
	654-655	.343
	656-657	.343
	658-659	.343
	111	.012
	112	.012
	113	.012
	114	.012
	115	.012
	116	.012

EXHIBIT D  
TO SUPPLEMENTAL DECLARATION  
(INN OF THE SEVENTH MOUNTAIN--PHASE III-A)

<u>Bldg. 11</u>	<u>Unit Number</u>	<u>Approximate area in square feet</u>
	252-253	807.41
	254-255	816.92
	256-257	816.92
	258-259	807.41
	452-453	807.41
	454-455	816.92
	456-457	816.92
	458-459	807.41
	652-653	807.41
	654-655	816.92
	656-657	816.92
	658-659	807.41
	111	55.86
	112	55.86
	113	55.86
	114	55.86
	116	55.86

PROFESSIONAL ENGINEER'S CERTIFICATE

The undersigned, a professional engineer, hereby certifies that the following floor plan, consisting of six (6) pages, copies of which are attached hereto, marked Exhibit A, and by this reference made a part hereof. That said floor plans fully and accurately depict the layout of The Inn of the Seventh Mountain, a unit ownership act project, constructed in Deschutes County, Oregon; said condominium unit was completed on August 11, 1972

LEE C. PLANTS

  
Professional Engineer

STATE OF OREGON) SS  
County of Lane )

Personally appeared the above named Lee C. Plants and acknowledged the foregoing instrument to be his voluntary act and deed.

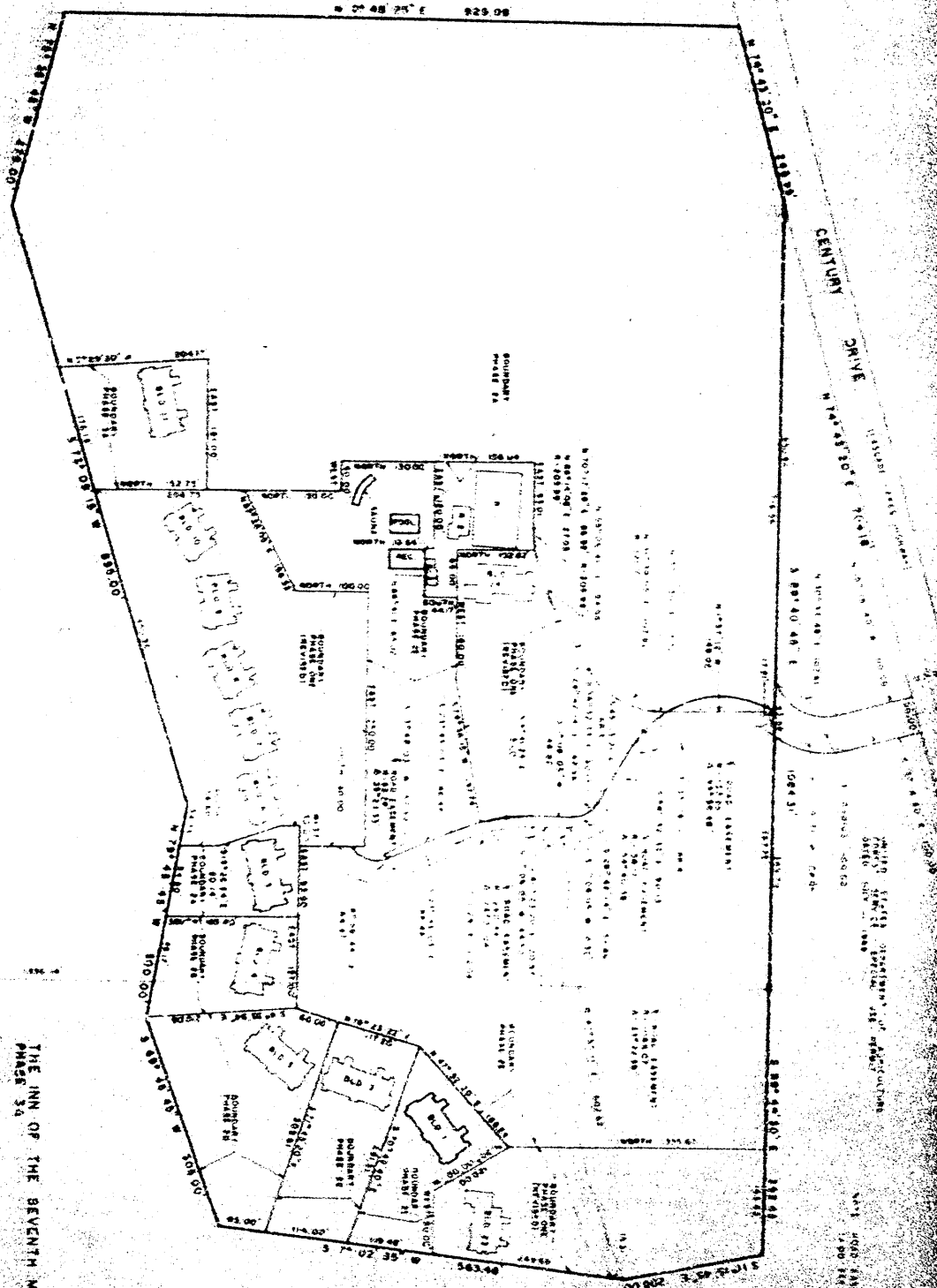
Before me:

Dated: 8/14/72

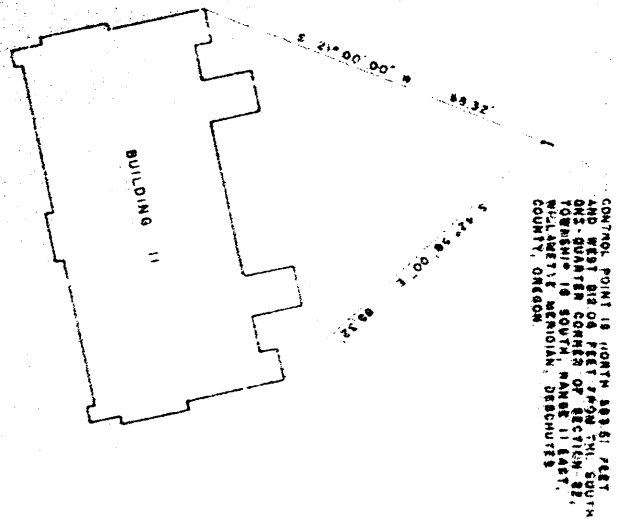
  
Notary Public for Oregon

My Commission expires April 30, 1976



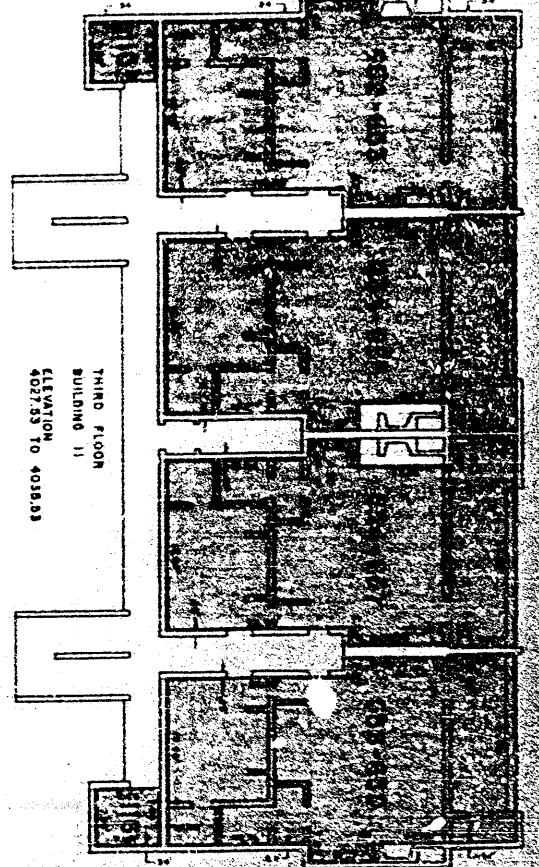
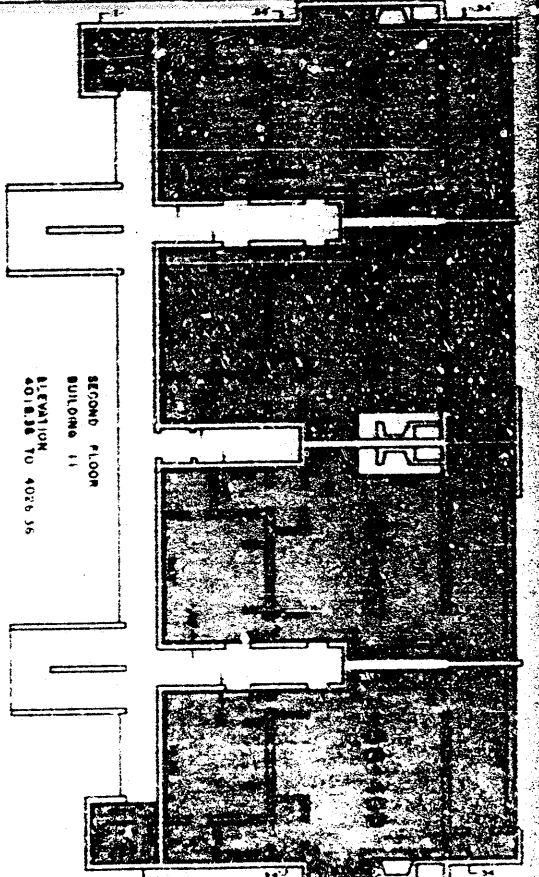
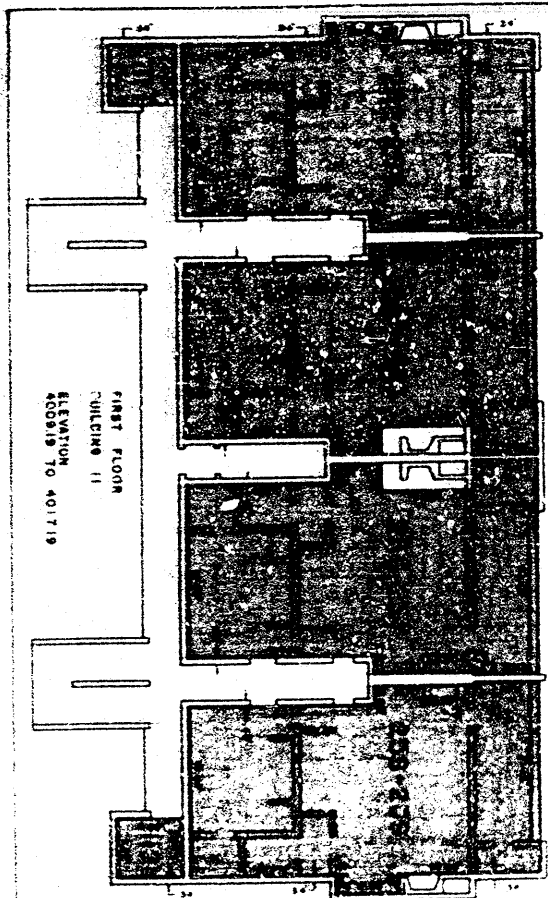


THE INN OF THE SEVENTH MOUNTAIN  
 PHASE 3A  
 SITE PLAN SHOWING CONDOMINIUM BOUNDARY  
 AND APPROPRIATE LOCATION OF BUILDINGS  
 PREPARED BY LEE C. PLANTS, P.E.  
 AUGUST 17, 1972



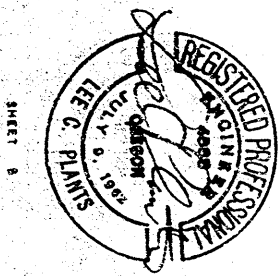
THE INN OF THE SEVENTH MOUNTAIN  
PHASE 3A  
SITE PLAN SHOWING EXACT LOCATION OF  
BUILDING II  
PREPARED BY LEE C. PLATT, P.E.  
AUGUST 11, 1972





THE INN OF THE SEVENTH MOUNTAIN  
 PHASE 2A  
 PLAN SHOWING UNITS IN BUILDING II  
 SCALE: 1"=8'-0"  
 PREPARED BY LEE C. PLANTS, P.E.  
 AUGUST 11, 1978

NOTE  
 [Symbol] DENOTES COMMON AREA  
 [Symbol] DENOTES PRIVATE DATA  
 ELEVATIONS BASED UPON UICGS MASS CAP  
 SET 1942 NO U 389 398401 FEET  
 DIMENSIONS GIVEN ARE INTERIOR  
 MEASUREMENTS UNLESS OTHERWISE NOTED  
 ELEVATIONS ARE FROM SUBFLOOR TO CEILING





INDEX

9171

I hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person who presented it for recording.  
On 26<sup>th</sup> day of Sept A.D. 1972  
at 4:25 o'clock P.M. and recorded  
in Book 188 on Page 460 Records  
of Beale  
ROSEMARY PATTON  
County Clerk  
By J. Schulte Deputy

## SUPPLEMENTAL DECLARATION

## THE INN OF THE SEVENTH MOUNTAIN

## PHASE III-B

THIS SUPPLEMENTAL DECLARATION, pursuant to the provisions of ORS 91.505 to 91.675, as amended by chapter 414, Oregon Laws 1971, is made and executed this 5<sup>th</sup> day of September, 1972, by CONDOMINIUMS NORTHWEST, INC., an Oregon corporation, hereinafter called "Declarant", pursuant to the provisions of the Unit Ownership Act of the State of Oregon,

W I T N E S S E T H:

THAT, WHEREAS, Declarant is the owner of a leasehold for a term ending on December 31, 2034, in certain real property located in Deschutes County, Oregon, and described in Exhibit "R" attached hereto and hereby made a part hereof, and

WHEREAS, Declarant heretofore has constructed, sold and declared upon the aforesaid premises condominium resort hotel buildings, units and other improvements, as Phases I through III-A of the Inn of the Seventh Mountain condominium project, and

WHEREAS, Declarant desires and intends to annex additional condominium buildings, units and other improvements to the aforementioned Inn of the Seventh Mountain condominium project and to submit the property so annexed to the provisions of the Oregon Unit Ownership Act, as amended, and

WHEREAS, Declarant intends, by filing this declaration, to submit the above-described leasehold estate, the condominium buildings, units and other improvements thereon, together with all the appurtenances thereunto belonging, to the provisions of the aforesaid Unit Ownership Act and to impose upon said leasehold estate, buildings, units, improvements, and appurtenances mutually beneficial restrictions under a general plan of improvement for the benefit of said condominium units and the owners thereof; now, therefore,

DECLARANT HEREBY DECLARES AND PUBLISHES that the leasehold property described in the abovementioned Exhibit "R" be, and hereby is, submitted to the provisions of the abovementioned Unit Ownership Act, together with the buildings, units,

improvements and appurtenances to be constructed thereon and that the said buildings, units, improvements and appurtenances are to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the improvement of said leasehold and the division thereof into condominium units, and shall be deemed to run with said leasehold and to be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning an interest in said leasehold estate and improvements their grantees, successors, heirs, executors, administrators, devisees, and assigns.

1. Condominium Description. Declarant is developing the property in multiple phases. Phases I through III-A have been constructed, sold and declared. They consist of thirteen condominium residential buildings, the common elements appurtenant thereto, an ice skating rink, a skate shop, and an equipment building for the ice skating rink. This declaration pertains to an additional residential condominium building containing 12 units. Declarant plans to construct 13 more residential condominium buildings at which time the project will be completed and will then consist of 27 residential condominium buildings. At completion the project will contain approximately 282 residential condominium units together with the common elements appertaining thereto and recreational amenities.

2. Land Description. The real property subject to this declaration is a portion of the total leasehold estate owned by Declarant and is to be a part of the general

common elements of the condominium project. The leasehold estate is held by Declarant pursuant to the terms of a certain lease dated February 13, 1970, recorded in Book 168, at Page 874, Deed Records of Deschutes County, Oregon, as amended December 10, 1971, recorded in Book 180 at Page 991, Deed Records of Deschutes County, Oregon. The portion subject to this declaration is described more particularly in Exhibit "P" attached hereto and hereby made a part hereof as if fully set forth herein, subject to all of the terms, conditions, covenants and restrictions contained in the aforementioned lease, the said leasehold to end on December 31, 2034, but renewable at the option of the unit owners for an additional term of Thirty-five years.

3. Name. The name by which the project is known is "The Inn of the Seventh Mountain", and the name by which the property declared hereunder is known as is The Inn of the Seventh Mountain, Phase III-B.
4. Unit Description. The property declared hereunder is contained in one residential condominium building, Building No. 12, consisting of 12 units. Building No. 12 also contains six service closet units designated as Units 121 through 126, the ownership of which will be maintained by the developer. Building No. 12 houses "Ponderosa Lodge" units, and is of wood frame construction on a concrete foundation. It has three stories with four condominium units on each story. Each unit is bounded by the undecorated interior surfaces of its perimeter walls, ceilings and floors. Ownership of a unit carries with it the unit's respective undivided interest in the general common areas, as shown in Exhibit A, and the per cent of interest in the limited common elements appur-

tenant to the building wherein the unit is housed as shown in Exhibit B. Drawings showing the floor plans, elevations, and the designation and location of each unit are included and attached to this declaration. Exhibit D, showing the square footage of each unit, is attached to this declaration and hereby made a part hereof. Exhibit C, showing a percentage interest of each unit in this phase of the general common elements as additional phases are annexed is attached to this declaration and hereby made a part hereof.

5. General Common Elements. The general common elements of the condominium consist of a water storage and delivery system, sewage treatment facilities, a swimming pool and all equipment necessary for the maintenance and operation thereof including the building in which the equipment is located, a whirlpool bath, sauna baths and bathhouse, a children's playground and equipment, a maintenance building, tennis courts, shuffleboard and basketball courts, parking lots, roadways, lawns and gardens, corral and tack room, utilities systems except to the extent the same are declared as limited common elements or are included in the condominium units, personal property acquired by the Association of Unit Owners, and the lessee's interest, hereby declared as and included in the general common elements, in and to that certain lease between Condominium Land Company and Condominiums Northwest, Inc., dated February 13, 1970, and recorded in Vol. 168, Page 874, Deed Records of Deschutes County, Oregon, and all other real and personal property, not privately owned and excluding limited common elements as hereinafter defined, necessary or convenient to the existence and safety of the property or real and personal

property normally in common use by the unit owners.

6. Limited Common Elements. The limited common elements are those common elements designated herein as reserved for the use and ownership of the owners of a certain unit or number of units, to the exclusion of all other units, and consisting of all of those elements and components of each building not otherwise included in the units, including, but not limited to the foundations, columns, girders, beams, supports, main walls, roofs, staircases, installations of central services such as electricity, water, sewage, telephone and television wiring and electrical wiring and conduit, excepting those portions of the foregoing which are included within the condominium units, and all other elements of the building necessary or convenient to its existence, maintenance, and safety, or normally in common use by the unit owners of the units contained in the individual building. The use of the limited common elements by an owner is restricted to those limited common elements that are part of the building that houses his condominium unit. A statement showing to which units and in what per centage the use and ownership the limited common elements is reserved is set forth in Exhibit "B" attached hereto and hereby made a part hereof.
7. Agent For Service of Process. The agent to receive service of process in the cases provided in Subsection 1 of ORS 91.635 and the address and place of business of such person is as follows:

ROBERT ROGERS

Inn of the Seventh Mountain

P. O. Box 1207

Bend, Oregon 97701

8. Incorporation By Reference. The following paragraphs of the original declaration executed February 13, 1970 and recorded in Vol. 168, Page 886, Deed Records of Deschutes County, Oregon, as amended, are incorporated herein by this reference as if fully set forth:

- Paragraph 8. Limitation of Use.
- Paragraph 9. Apportionment of Common Profits and Expenses.
- Paragraph 10. Staged Development.
- Paragraph 12. Powers of Board of Directors.
- Paragraph 13. Improvement of Common Areas.
- Paragraph 14. Manager.
- Paragraph 15. Owners Obligation to Repair.
- Paragraph 16. Failure of Board of Directors to Insist on Strict Performance.
- Paragraph 17. Limitation of Liability.
- Paragraph 18. Indemnification of Directors.
- Paragraph 19. Insurance.
- Paragraph 20. Damage and Destruction.
- Paragraph 21. Enforcement.
- Paragraph 22. Personal Property.
- Paragraph 23. Reserves.
- Paragraph 24. Over-Assessment.
- Paragraph 25. Legal and Accounting Services and Audit.
- Paragraph 26. Interpretation.
- Paragraph 27. Amendment.
- Paragraph 28. Severability.
- Paragraph 29. Effective Date.

IN WITNESS WHEREOF, Declarant has caused its corporate name to be hereunto subscribed by its proper officers, thereunto duly authorized on the day and year first above written.



CONDOMINIUMS NORTHWEST, INC.  
Declarant

By: *[Signature]*  
President

FIRST FEDERAL SAVINGS AND LOAN COMPANY, of Salem, an Oregon corporation, acting through its President, CECIL JOHNSON, hereby consents to the execution and recording of this Supplemental Declaration.

FIRST FEDERAL SAVINGS & LOAN CO.

By: *[Signature]*  
President

Approved this 20 day of SEPT., 1972.

County Assessor, Deschutes County

By: *[Signature]*

Approved this 19<sup>th</sup> day of Sept, 1972.

Sheriff & Tax Collector  
Deschutes County

By: *[Signature]*

STATE OF OREGON )  
 ) ss.  
County of Marion )

September 5, 1972

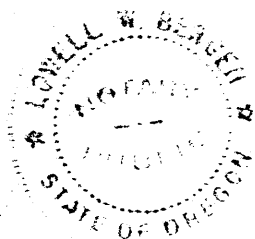
Personally appeared CECIL JOHNSON, who being sworn, stated that he is the President of FIRST FEDERAL SAVINGS & LOAN COMPANY, and that the foregoing instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

*[Signature]*  
Notary Public for Oregon  
My commission expires: 4/2/76

STATE OF OREGON       )  
                              ) ss.  
County of Marion     )

September 5, 1972

Personally appeared PETER M. GUNNAR, who being sworn,  
stated that he is the President of CONDOMINIUMS NORTHWEST,  
INC., and that the foregoing instrument was voluntarily  
signed in behalf of the corporation by authority of its  
Board of Directors. Before me:



Lowell W. Bergen  
Notary Public for Oregon  
My commission expires: 2-2-76

EXHIBIT R  
TO SUPPLEMENTAL DECLARATION  
(INN OF THE SEVENTH MOUNTAIN--PHASE III-B)

Beginning at a point being North 549.51 feet and West 853.06 feet from the South One-Quarter (1/4) corner of Section 22, Township 18 South, Range 11 East of the Willamette Meridian; thence South  $3^{\circ} 29' 20''$  East 204.17 feet; thence South  $73^{\circ} 09' 15''$  West 111.95 feet; thence North  $5^{\circ} 23' 20''$  West 237.28 feet; thence East 117.00 feet to the point of beginning, in Deschutes County, Oregon.

EXHIBIT A  
TO SUPPLEMENTAL DECLARATION  
(THE INN OF THE SEVENTH MOUNTAIN--PHASE III-B)

<u>Bldg. No. 12</u>	<u>Unit Number</u>	<u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.696
	262-263	.696
	264-265	.696
	266-267	.696
	460-461	.721
	462-463	.721
	464-465	.721
	466-467	.721
	660-661	.746
	662-663	.746
	664-665	.746
	666-667	.746
	121	.025
	122	.025
	123	.025
	124	.025
	125	.025
	126	.025

EXHIBIT B  
TO SUPPLEMENTAL DECLARATION  
(THE INN OF THE SEVENTH MOUNTAIN--PHASE III-B)

The following chart shows the percentage  
interest of units in Building 12 to the limited  
common elements of Building 12.

<u>Bldg. No. 12</u>	<u>Unit Number</u>	<u>Percentage of Ownership of Limited Common Elements</u>
	260-261	7.902
	262-263	7.902
	264-265	7.902
	266-267	7.902
	460-461	8.190
	462-463	8.190
	464-465	8.190
	466-467	8.190
	660-661	8.477
	662-663	8.477
	664-665	8.477
	666-667	8.477
	121	.287
	122	.287
	123	.287
	124	.287
	125	.287
	126	.287

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-C are as follows:

<u>Bldg. No. 12</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.639
	262-263	.639
	264-265	.639
	266-267	.639
	460-461	.663
	462-463	.663
	464-465	.663
	466-467	.663
	660-661	.686
	662-663	.686
	664-665	.686
	666-667	.686
	121	.023
	122	.023
	123	.023
	124	.023
	125	.023
	126	.023

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-D are as follows:

<u>Bldg. No. 12</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.590
	262-263	.590
	264-265	.590
	266-267	.590
	460-461	.611
	462-463	.611
	464-465	.611
	466-467	.611
	660-661	.633
	662-663	.633
	664-665	.633
	666-667	.633
	121	.022
	122	.022
	123	.022
	124	.022
	125	.022
	126	.022



## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-E are as follows:

<u>Bldg. No. 12</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.547
	262-263	.547
	264-265	.547
	266-267	.547
	460-461	.567
	462-463	.567
	464-465	.567
	466-467	.567
	660-661	.587
	662-663	.587
	664-665	.587
	666-667	.587
	121	.020
	122	.020
	123	.020
	124	.020
	125	.020
	126	.020

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-F are as follows:

<u>Bldg. No. 12</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.450
	262-263	.450
	264-265	.450
	266-267	.450
	460-461	.467
	462-463	.467
	464-465	.467
	466-467	.467
	660-661	.483
	662-663	.483
	664-665	.483
	666-667	.483
	121	.016
	122	.016
	123	.016
	124	.016
	125	.016
	126	.016

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-G are as follows:

<u>Bldg. No. 12</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.436
	262-263	.436
	264-265	.436
	266-267	.436
	460-461	.452
	462-463	.452
	464-465	.452
	466-467	.452
	660-661	.468
	662-663	.468
	664-665	.468
	666-667	.468
	121	.016
	122	.016
	123	.016
	124	.016
	125	.016
	126	.016

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-H are as follows:

<u>Bldg. No. 12</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.424
	262-263	.424
	264-265	.424
	266-267	.424
	460-461	.437
	462-463	.437
	464-465	.437
	466-467	.437
	660-661	.452
	662-663	.452
	664-665	.452
	666-667	.452
	121	.015
	122	.015
	123	.015
	124	.015
	125	.015
	126	.015

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-I are as follows:

<u>Bldg. No. 12</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements (Also determinative of owners' voting rights and pro rata share of common expenses)</u>
	260-261	.410
	262-263	.410
	264-265	.410
	266-267	.410
	460-461	.422
	462-463	.422
	464-465	.422
	466-467	.422
	660-661	.437
	662-663	.437
	664-665	.437
	666-667	.437
	121	.015
	122	.015
	123	.015
	124	.015
	125	.015
	126	.015

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-J are as follows:

<u>Bldg. No. 12</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.395
	262-263	.395
	264-265	.395
	266-267	.395
	460-461	.407
	462-463	.407
	464-465	.407
	466-467	.407
	660-661	.421
	662-663	.421
	664-665	.421
	666-667	.421
	121	.014
	122	.014
	123	.014
	124	.014
	125	.014
	126	.014

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-X are as follows:

<u>Bldg. No. 12</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.381
	262-263	.381
	264-265	.381
	266-267	.381
	460-461	.392
	462-463	.392
	464-465	.392
	466-467	.392
	660-661	.406
	662-663	.406
	664-665	.406
	666-667	.406
	121	.014
	122	.014
	123	.014
	124	.014
	125	.014
	126	.014



EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-L are as follows:

<u>Bldg. No. 12</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements (Also determinative of owners' voting rights and pro rata share of common expenses)</u>
	260-261	.366
	262-263	.366
	264-265	.366
	266-267	.366
	460-461	.377
	462-463	.377
	464-465	.377
	466-467	.377
	660-661	.390
	662-663	.390
	664-665	.390
	666-667	.390
	121	.013
	122	.013
	123	.013
	124	.013
	125	.013
	126	.013

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-M are as follows:

<u>Bldg. No. 12</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.351
	262-263	.351
	264-265	.351
	266-267	.351
	460-461	.362
	462-463	.362
	464-465	.362
	466-467	.362
	660-661	.375
	662-663	.375
	664-665	.375
	666-667	.375
	121	.013
	122	.013
	123	.013
	124	.013
	125	.013
	126	.013

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-N are as follows:

<u>Bldg. No. 12</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.336
	262-263	.336
	264-265	.336
	266-267	.336
	460-461	.347
	462-463	.347
	464-465	.347
	466-467	.347
	660-661	.359
	662-663	.359
	664-665	.359
	666-667	.359
	121	.012
	122	.012
	123	.012
	124	.012
	125	.012
	126	.012

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-B in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-O are as follows:

<u>Bldg. No. 12</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (also determinative of owners' voting rights and pro rata share of common expenses)
	260-261	.320
	262-263	.320
	264-265	.320
	266-267	.320
	460-461	.332
	462-463	.332
	464-465	.332
	466-467	.332
	660-661	.343
	662-663	.343
	664-665	.343
	666-667	.343
	121	.012
	122	.012
	123	.012
	124	.012
	125	.012
	126	.012

EXHIBIT D  
TO SUPPLEMENTAL DECLARATION  
(INN OF THE SEVENTH MOUNTAIN--PHASE III-B)

<u>Bldg. 12</u>	<u>Unit Number</u>	<u>Approximate area in square feet</u>
	260-261	807.41
	262-263	816.92
	264-265	816.92
	266-267	807.41
	460-461	807.41
	462-463	816.92
	464-465	816.92
	466-467	807.41
	660-661	807.41
	662-663	816.92
	664-665	816.92
	666-667	807.41
	121	55.86
	122	55.86
	123	55.86
	124	55.86
	125	55.86
	126	55.86

PROFESSIONAL ENGINEER'S CERTIFICATE

The undersigned, a professional engineer, hereby certifies that the following floor plan, consisting of three (3) copies of which are attached hereto, marked Exhibit A, and by this reference made a part hereof. That said floor plans fully and accurately depict the layout of The Inn of the Seventh Mountain, a unit ownership act project, constructed in Deschutes County, Oregon; said condominium unit was completed on August 31, 1972.

LEE C. PLANTS

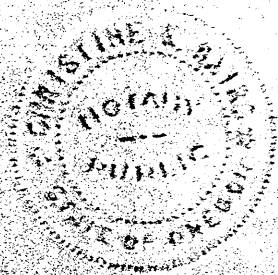
  
Professional Engineer


STATE OF OREGON)  
SS  
County of Lane )

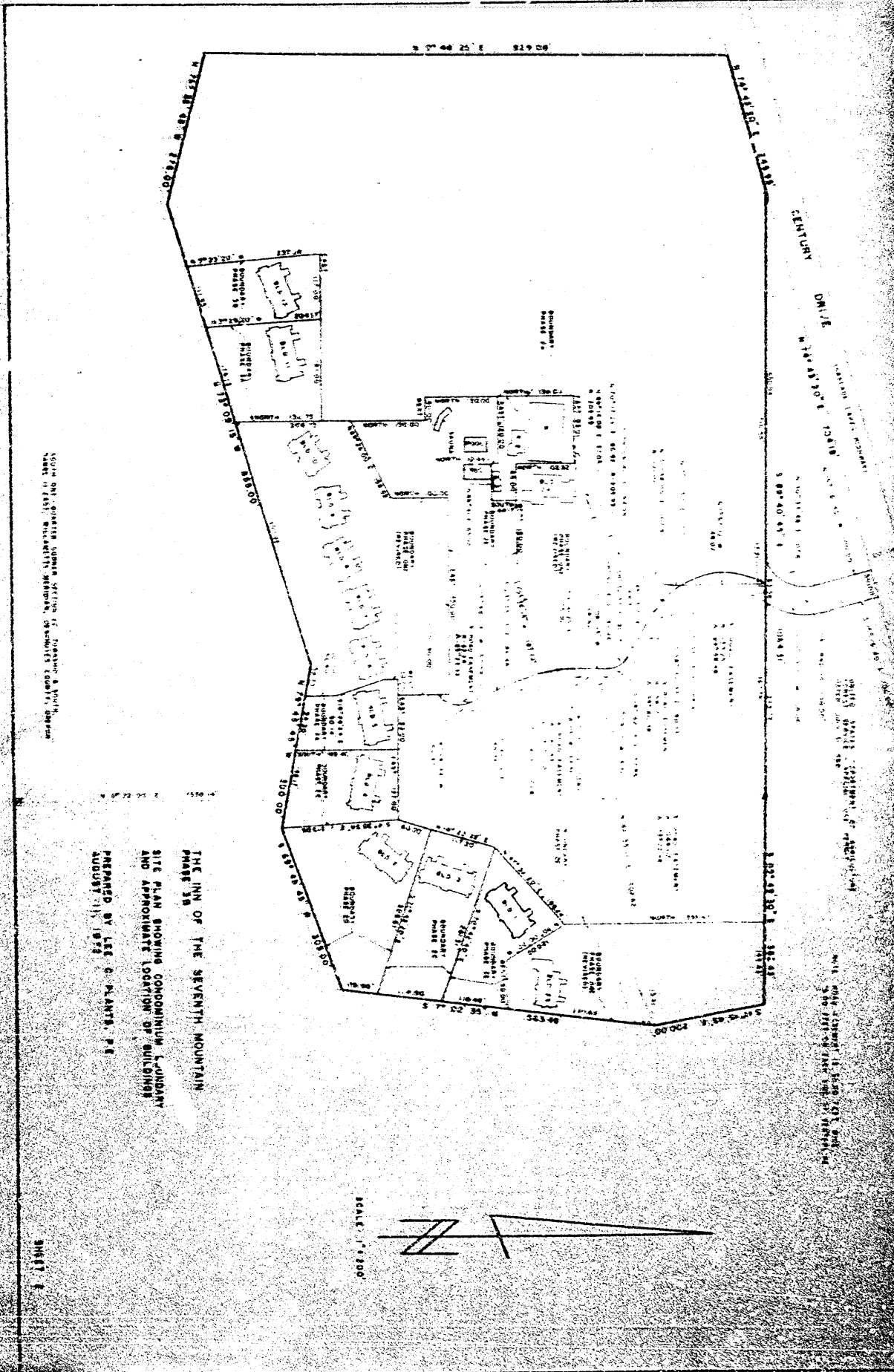
Personally appeared the above named Lee C. Plants and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Dated: 9-1-72



  
Notary Public of Oregon  
My Commission expires August 24, 1976

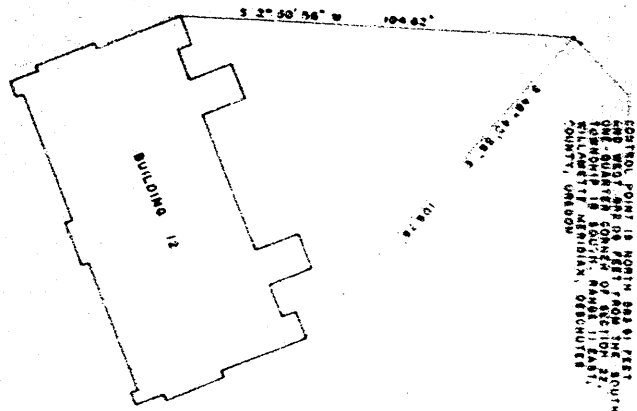


SCALE ON QUARTER SECTION OF TOWNSHIP 6 NORTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, OREGON COUNTY, OREGON

THE INN OF THE SEVENTH MOUNTAIN  
PHASE 5B  
SITE PLAN SHOWING CONDOMINIUM LAYOUT  
AND APPROXIMATE LOCATION OF BUILDINGS  
PREPARED BY LEE S. PLANTS, P.E.  
AUGUST 11, 1973

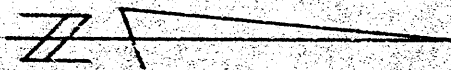
SHEET 1

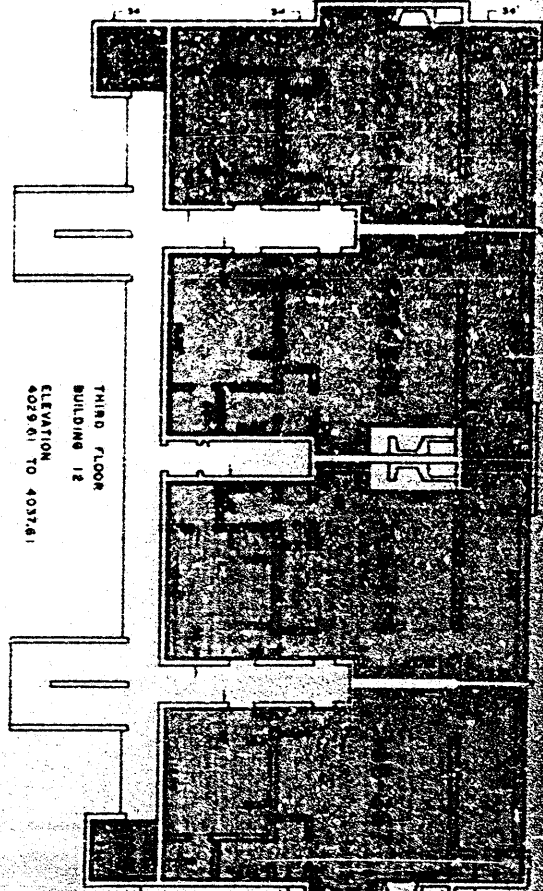
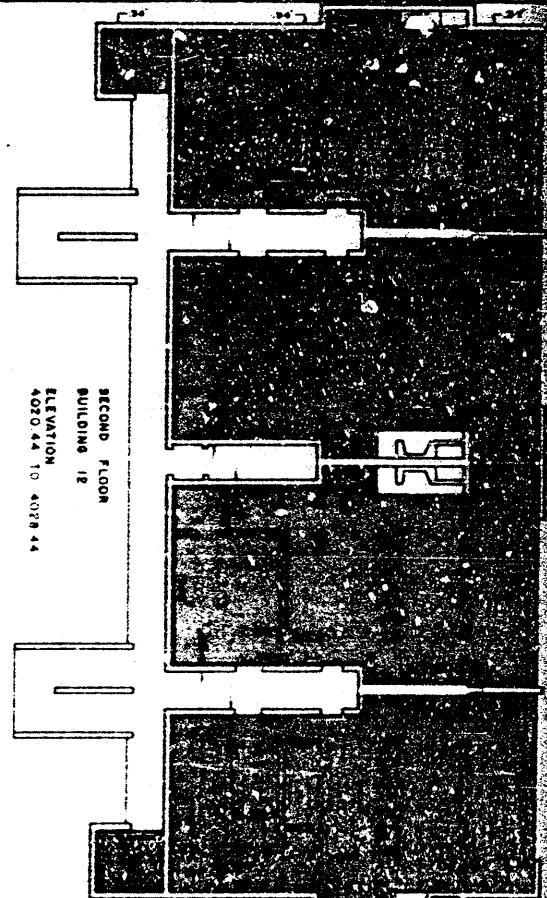
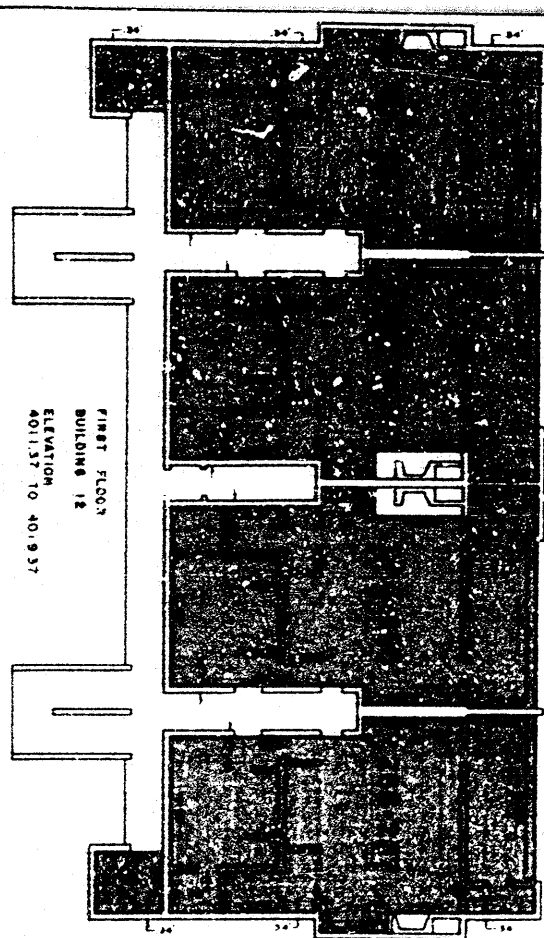




THE INN OF THE SEVENTH MOUNTAIN  
 PHASE 2B  
 SITE PLAN SHOWING EXIST LOCATION OF  
 BUILDING 12  
 PREPARED BY LSI & PLANTS, P.E.  
 AUGUST 11, 1972

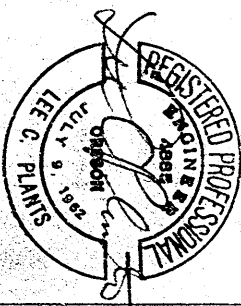
SCALE 1"=40'





THE INN OF THE SEVENTH MOUNTAIN  
PHASE 3  
PLAN SHOWING UNITS IN BUILDING 12  
SCALE: 1"=16'  
PREPARED BY LEE C. PLANTS, P.E.  
AUGUST 11, 1978

NOTE  
[Symbol] DENOTES COMMON AREA  
[Symbol] DENOTES PRIVATE AREA  
ELEVATIONS BASED UPON USGS MASS CAP  
SET 1942 NO. U 349 386407 FEET  
DIMENSIONS GIVEN ARE INTERIOR  
MEASUREMENTS UNLESS OTHERWISE NOTED  
ELEVATIONS ARE FROM SUBFLOOR TO CEILING



9172

INDEX

STATE OF OREGON  
County of Deschutes

I hereby certify that the original document of which was received in Record on the 26<sup>th</sup> day of Sept A.D. 1922 at 4:27 o'clock P.M. and recorded in Book 188 on Page 492 Records of Deschutes

ROSEMARY PATTERSON  
County Clerk

By J. Schutte Deputy

SUPPLEMENTAL DECLARATION  
THE INN OF THE SEVENTH MOUNTAIN  
PHASE III-C

THIS SUPPLEMENTAL DECLARATION, pursuant to the provisions of ORS 91.505 to 91.675, as amended by chapter 414, Oregon Laws 1971, is made and executed this 5<sup>th</sup> day of September, 1972, by CONDOMINIUMS NORTHWEST, INC., an Oregon corporation, hereinafter called "Declarant", pursuant to the provisions of the Unit Ownership Act of the State of Oregon,

W I T N E S S E T H:

THAT, WHEREAS, Declarant is the owner of a leasehold for a term ending on December 31, 2034, in certain real property located in Deschutes County, Oregon, and described in Exhibit "R" attached hereto and hereby made a part hereof, and

WHEREAS, Declarant heretofore has constructed, sold and declared upon the aforesaid premises condominium resort hotel buildings, units and other improvements, as Phases I through III-B of the Inn of the Seventh Mountain condominium project, and

WHEREAS, Declarant desires and intends to annex additional condominium buildings, units and other improvements to the aforementioned Inn of the Seventh Mountain condominium project and to submit the property so annexed to the provisions of the Oregon Unit Ownership Act, as amended, and

WHEREAS, Declarant intends, by filing this declaration, to submit the above-described leasehold estate, the condominium buildings, units and other improvements thereon, together with all the appurtenances thereunto belonging, to the provisions of the aforesaid Unit Ownership Act and to impose upon said leasehold estate, buildings, units, improvements, and appurtenances mutually beneficial restrictions under a general plan of improvement for the benefit of said condominium units and the owners thereof; now, therefore,

DECLARANT HEREBY DECLARES AND PUBLISHES that the leasehold property described in the abovementioned Exhibit "R" be, and hereby is, submitted to the provisions of the abovementioned Unit Ownership Act, together with the buildings, units,



improvements and appurtenances to be constructed thereon and that the said buildings, units, improvements and appurtenances are to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the improvement of said leasehold and the division thereof into condominium units, and shall be deemed to run with said leasehold and to be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning an interest in said leasehold estate and improvements their grantees, successors, heirs, executors, administrators, devisees, and assigns.

1. Condominium Description. Declarant is developing the property in multiple phases. Phases I through III-B have been constructed, sold and declared. They consist of fourteen condominium residential buildings, the common elements appurtenant thereto, an ice skating rink, a skate shop, and an equipment building for the ice skating rink. This declaration pertains to an additional residential condominium building containing 12 units. Declarant plans to construct 12 more residential condominium buildings at which time the project will be completed and will then consist of 27 residential condominium buildings. At completion the project will contain approximately 282 residential condominium units together with the common elements appertaining thereto and recreational amenities.
2. Land Description. The real property subject to this declaration is a portion of the total leasehold estate owned by Declarant and is to be a part of the general

common elements of the condominium project. The leasehold estate is held by Declarant pursuant to the terms of a certain lease dated February 13, 1970, recorded in Book 168, at Page 874, Deed Records of Deschutes County, Oregon, as amended December 10, 1971, recorded in Book 180 at Page 991, Deed Records of Deschutes County, Oregon. The portion subject to this declaration is described more particularly in Exhibit "R" attached hereto and hereby made a part hereof as if fully set forth herein, subject to all of the terms, conditions, covenants and restrictions contained in the aforementioned lease, the said leasehold to end on December 31, 2034, but renewable at the option of the unit owners for an additional term of Thirty-five years.

3. Name. The name by which the project is known is "The Inn of the Seventh Mountain", and the name by which the property declared hereunder is known as is The Inn of the Seventh Mountain, Phase III-C.
4. Unit Description. The property declared hereunder is contained in one residential condominium building, Building No. 13, consisting of 12 units. Building No. 13 also contains six service closet units designated as Units 131 through 136, the ownership of which will be maintained by the developer. Building No. 13 houses "Ponderosa Lodge" units, and is of wood frame construction on a concrete foundation. It has three stories with four condominium units on each story. Each unit is bounded by the undecorated interior surfaces of its perimeter walls, ceilings and floors. Ownership of a unit carries with it the unit's respective undivided interest in the general common areas, as shown in Exhibit A, and the per cent of interest in the limited common elements appur-

tenant to the building wherein the unit is housed as shown in Exhibit B. Drawings showing the floor plans, elevations, and the designation and location of each unit are included and attached to this declaration. Exhibit D, showing the square footage of each unit, is attached to this declaration and hereby made a part hereof. Exhibit C, showing a percentage interest of each unit in this phase to the general common elements as additional phases are annexed is attached to this declaration and hereby made a part hereof.

5. General Common Elements. The general common elements of the condominium consist of a water storage and delivery system, sewage treatment facilities, a swimming pool and all equipment necessary for the maintenance and operation thereof including the building in which the equipment is located, a whirlpool bath, sauna baths and bathhouse, a children's playground and equipment, a maintenance building, tennis courts, shuffleboard and basketball courts, parking lots, roadways, lawns and gardens, corral and tack room, utilities systems except to the extent the same are declared as limited common elements or are included in the condominium units, personal property acquired by the Association of Unit Owners, and the lessee's interest, hereby declared as and included in the general common elements, in and to that certain lease between Condominium Land Company and Condominiums Northwest, Inc., dated February 13, 1970, and recorded in Vol. 168, Page 874, Deed Records of Deschutes County, Oregon, and all other real and personal property, not privately owned and excluding limited common elements as hereinafter defined, necessary or convenient to the existence and safety of the property or real and personal



property normally in common use by the unit owners.

6. Limited Common Elements. The limited common elements are those common elements designated herein as reserved for the use and ownership of the owners of a certain unit or number of units, to the exclusion of all other units, and consisting of all of those elements and components of each building not otherwise included in the units, including, but not limited to the foundations, columns, girders, beams, supports, main walls, roofs, staircases, installations of central services such as electricity, water, sewage, telephone and television wiring and electrical wiring and conduit, excepting those portions of the foregoing which are included within the condominium units, and all other elements of the building necessary or convenient to its existence, maintenance, and safety, or normally in common use by the unit owners of the units contained in the individual building. The use of the limited common elements by an owner is restricted to those limited common elements that are part of the building that houses his condominium unit. A statement showing to which units and in what per centage the use and ownership the limited common elements is reserved is set forth in Exhibit "B" attached hereto and hereby made a part hereof.

7. Agent For Service of Process. The agent to receive service of process in the cases provided in Subsection 1 of ORS 91.635 and the address and place of business of such person is as follows:

ROBERT ROGERS

Inn of the Seventh Mountain

P. O. Box 1207

Bend, Oregon 97701

8. Incorporation By Reference. The following paragraphs of the original declaration executed February 13, 1970 and recorded in Vol. 168, Page 886, Deed Records of Deschutes County, Oregon, as amended, are incorporated herein by this reference as if fully set forth:

- Paragraph 8. Limitation of Use.
- Paragraph 9. Apportionment of Common Profits and Expenses.
- Paragraph 10. Staged Development.
- Paragraph 12. Powers of Board of Directors.
- Paragraph 13. Improvement of Common Areas.
- Paragraph 14. Manager.
- Paragraph 15. Owners Obligation to Repair.
- Paragraph 15. Failure of Board of Directors to Insist on Strict Performance.
- Paragraph 17. Limitation of Liability.
- Paragraph 18. Indemnification of Directors.
- Paragraph 19. Insurance.
- Paragraph 20. Damage and Destruction.
- Paragraph 21. Enforcement.
- Paragraph 22. Personal Property.
- Paragraph 23. Reserves.
- Paragraph 24. Over-Assessment.
- Paragraph 25. Legal and Accounting Services and Audit.
- Paragraph 26. Interpretation.
- Paragraph 27. Amendment.
- Paragraph 28. Severability.
- Paragraph 29. Effective Date.

IN WITNESS WHEREOF, Declarant has caused its corporate name to be hereunto subscribed by its proper officers, thereunto duly authorized on the day and year first above written.

CONDOMINIUMS NORTHWEST, INC.  
Declarant

By: *[Signature]*  
President

FIRST FEDERAL SAVINGS AND LOAN COMPANY, of Salem, an Oregon corporation, acting through its President, CECIL JOHNSON, hereby consents to the execution and recording of this Supplemental Declaration.

FIRST FEDERAL SAVINGS & LOAN CO.

By: *[Signature]*  
President

Approved this 20 day of Sept., 1972.

County Assessor, Deschutes County

By: *H. J. Donald*

Approved this 19<sup>th</sup> day of Sept., 1972.

Sheriff & Tax Collector  
Deschutes County

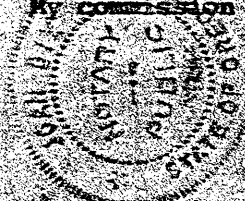
By: *[Signature]*

STATE OF OREGON ✓ )  
 ) ss.  
County of Marion )

September 5, 1972

Personally appeared CECIL JOHNSON, who being sworn, stated that he is the President of FIRST FEDERAL SAVINGS & LOAN COMPANY, and that the foregoing instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

*[Signature]*  
Notary Public for Oregon  
My commission expires: 4/2/76



STATE OF OREGON       )  
                              ) ss.  
County of Marion     )

September 5, 1972

Personally appeared PETER M. GUNNAR, who being sworn,  
stated that he is the President of CONDOMINIUMS NORTHWEST,  
INC., and that the foregoing instrument was voluntarily  
signed in behalf of the corporation by authority of its  
Board of Directors. Before me:



Lowell W. Bergen  
Notary Public for Oregon

My commission expires: 2-2-76

EXHIBIT R  
TO SUPPLEMENTAL DECLARATION  
(INN OF THE SEVENTH MOUNTAIN--PHASE III-C)

Beginning at a point being North 549.51 feet and West 970.06 feet from the South One-Quarter (1/4) corner of Section 22, Township 18 South, Range 11 East of the Willamette Meridian; thence South 5° 23' 20" East 237.28 feet; thence South 73° 09' 15" West 115.96 feet; thence North 75° 35' 45" West 17.87 feet; thence North 265.39 feet; thence East 106.00 feet to the point of beginning, in Deschutes County, Oregon.



EXHIBIT A  
TO SUPPLEMENTAL DECLARATION  
(THE INN OF THE SEVENTH MOUNTAIN--PHASE III-C)

<u>Bldg. No. 13</u>	<u>Unit Number</u>	<u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.639
	270-271	.639
	272-273	.639
	274-275	.639
	468-469	.663
	470-471	.663
	472-473	.663
	474-475	.663
	668-669	.686
	670-671	.686
	672-673	.686
	674-675	.686
	131	.023
	132	.023
	133	.023
	134	.023
	135	.023
	136	.023

## EXHIBIT B

## TO SUPPLEMENTAL DECLARATION

(TP INN OF THE SEVENTH MOUNTAIN--PHASE III-C)

The following chart shows the percentage interest of units in Building 13 to the limited common elements of Building 13.

<u>Bldg. No. 13</u>	<u>Unit Number</u>	<u>Percentage of Ownership of Limited Common Elements</u>
	268-269	7.902
	270-271	7.902
	272-273	7.902
	274-275	7.902
	468-469	8.190
	470-471	8.190
	472-473	8.190
	474-475	8.190
	668-669	8.477
	670-671	8.477
	672-673	8.477
	674-675	8.477
	131	.287
	132	.287
	133	.287
	134	.287
	135	.287
	136	.287



## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-D are as follows:

<u>Bldg. No. 13</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.590
	270-271	.590
	272-273	.590
	274-275	.590
	468-469	.611
	470-471	.611
	472-473	.611
	474-475	.611
	668-669	.633
	670-671	.633
	672-673	.633
	674-675	.633
	131	.022
	132	.022
	133	.022
	134	.022
	135	.022
	136	.022

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-E are as follows:

<u>Bldg. No. 13</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.547
	270-271	.547
	272-273	.547
	274-275	.547
	468-469	.567
	470-471	.567
	472-473	.567
	474-475	.567
	668-669	.587
	670-671	.587
	672-673	.587
	674-675	.587
	131	.020
	132	.020
	133	.020
	134	.020
	135	.020
	136	.020

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-F are as follows:

<u>Bldg. No. 13</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.450
	270-271	.450
	272-273	.450
	274-275	.450
	468-469	.467
	470-471	.467
	472-473	.467
	474-475	.467
	668-669	.483
	670-671	.483
	672-673	.483
	674-675	.483
	131	.016
	132	.016
	133	.016
	134	.016
	135	.016
	136	.016

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-G are as follows:

<u>Bldg. No. 13</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements (Also determinative of owners' voting rights and pro rata share of common expenses)</u>
	268-269	.436
	270-271	.436
	272-273	.436
	274-275	.436
	468-469	.452
	470-471	.452
	472-473	.452
	474-475	.452
	668-669	.463
	670-671	.468
	672-673	.468
	674-675	.468
	131	.016
	132	.016
	133	.016
	134	.016
	135	.016
	136	.016

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-H are as follows:

<u>Bldg. No. 13</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.424
	270-271	.424
	272-273	.424
	274-275	.424
	468-469	.437
	470-471	.437
	472-473	.437
	474-475	.437
	668-669	.452
	670-671	.452
	672-673	.452
	674-675	.452
	131	.015
	132	.015
	133	.015
	134	.015
	135	.015
	136	.015

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-I are as follows:

<u>Bldg. No. 13</u>	1. <u>Unit Number</u>	2.
		<u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.410
	270-271	.410
	272-273	.410
	274-275	.410
	468-469	.422
	470-471	.422
	472-473	.422
	474-475	.422
	668-669	.437
	670-671	.437
	672-673	.437
	674-675	.437
	131	.015
	132	.015
	133	.015
	134	.015
	135	.015
	136	.015



## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-J are as follows:

<u>Bldg. No. 13</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements (Also determinative of owners' voting rights and pro rata share of common expenses)</u>
	268-269	.395
	270-271	.395
	272-273	.395
	274-275	.395
	468-469	.407
	470-471	.407
	472-473	.407
	474-475	.407
	668-669	.421
	670-671	.421
	672-673	.421
	674-675	.421
	131	.014
	132	.014
	133	.014
	134	.014
	135	.014
	136	.014



## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-K are as follows:

<u>Bldg. No. 13</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.381
	270-271	.381
	272-273	.381
	274-275	.381
	468-469	.392
	470-471	.392
	472-473	.392
	474-475	.392
	668-669	.406
	670-671	.406
	672-673	.406
	674-675	.406
	131	.014
	132	.014
	133	.014
	134	.014
	135	.014
	136	.014

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-L are as follows:

<u>Bldg. No. 13</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.366
	270-271	.366
	272-273	.366
	274-275	.366
	468-469	.377
	470-471	.377
	472-473	.377
	474-475	.377
	668-669	.390
	670-671	.390
	672-673	.390
	674-675	.390
	131	.013
	132	.013
	133	.013
	134	.013
	135	.013
	136	.013

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-M are as follows:

<u>Bldg. No. 13</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.351
	270-271	.351
	272-273	.351
	274-275	.351
	468-469	.362
	470-471	.362
	472-473	.362
	474-475	.362
	668-669	.375
	670-671	.375
	672-673	.375
	674-675	.375
	131	.013
	132	.013
	133	.013
	134	.013
	135	.013
	136	.013

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-N are as follows:

<u>Bldg. No. 13</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.336
	270-271	.336
	272-273	.336
	274-275	.336
	468-469	.347
	470-471	.347
	472-473	.347
	474-475	.347
	568-669	.359
	670-671	.359
	672-673	.359
	674-675	.359
	131	.012
	132	.012
	133	.012
	134	.012
	135	.012
	136	.012

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-C in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-D are as follows:

<u>Bldg. No. 13</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	268-269	.320
	270-271	.320
	272-273	.320
	274-275	.320
	468-469	.332
	470-471	.332
	472-473	.332
	474-475	.332
	668-669	.343
	670-671	.343
	672-673	.343
	674-675	.343
	131	.012
	132	.012
	133	.012
	134	.012
	135	.012
	136	.012

EXHIBIT D  
TO SUPPLEMENTAL DECLARATION  
(IRN OF THE SEVENTH MOUNTAIN--PHASE III-C)

<u>Bldg. 13</u>	<u>Unit Number</u>	<u>Approximate area in square feet</u>
	268-269	807.41
	270-271	816.92
	272-273	816.92
	274-275	807.41
	468-469	807.41
	470-471	816.92
	472-473	816.92
	474-475	807.41
	668-669	807.41
	670-671	816.92
	672-673	816.92
	674-675	807.41
	131	55.86
	132	55.86
	133	55.86
	134	55.86
	135	55.86
	136	55.86



# PROFESSIONAL ENGINEER'S CERTIFICATE

The undersigned, a professional engineer, hereby certifies that the following floor plan, consisting of three (3) copies of which are attached hereto, marked Exhibit A, and by this reference made a part hereof. That said floor plans fully and accurately depict the layout of The Inn of the Seventh Mountain, a unit ownership act project, constructed in Deschutes County, Oregon; said condominium unit was completed on August 31, 1972.

LEE C. PLANTS

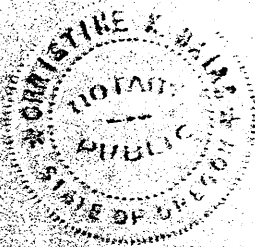
  
Professional Engineer

STATE OF OREGON)  
County of Lane ) SS

Personally appeared the above named Lee C. Plants and acknowledged the foregoing instrument to be his voluntary act and deed.

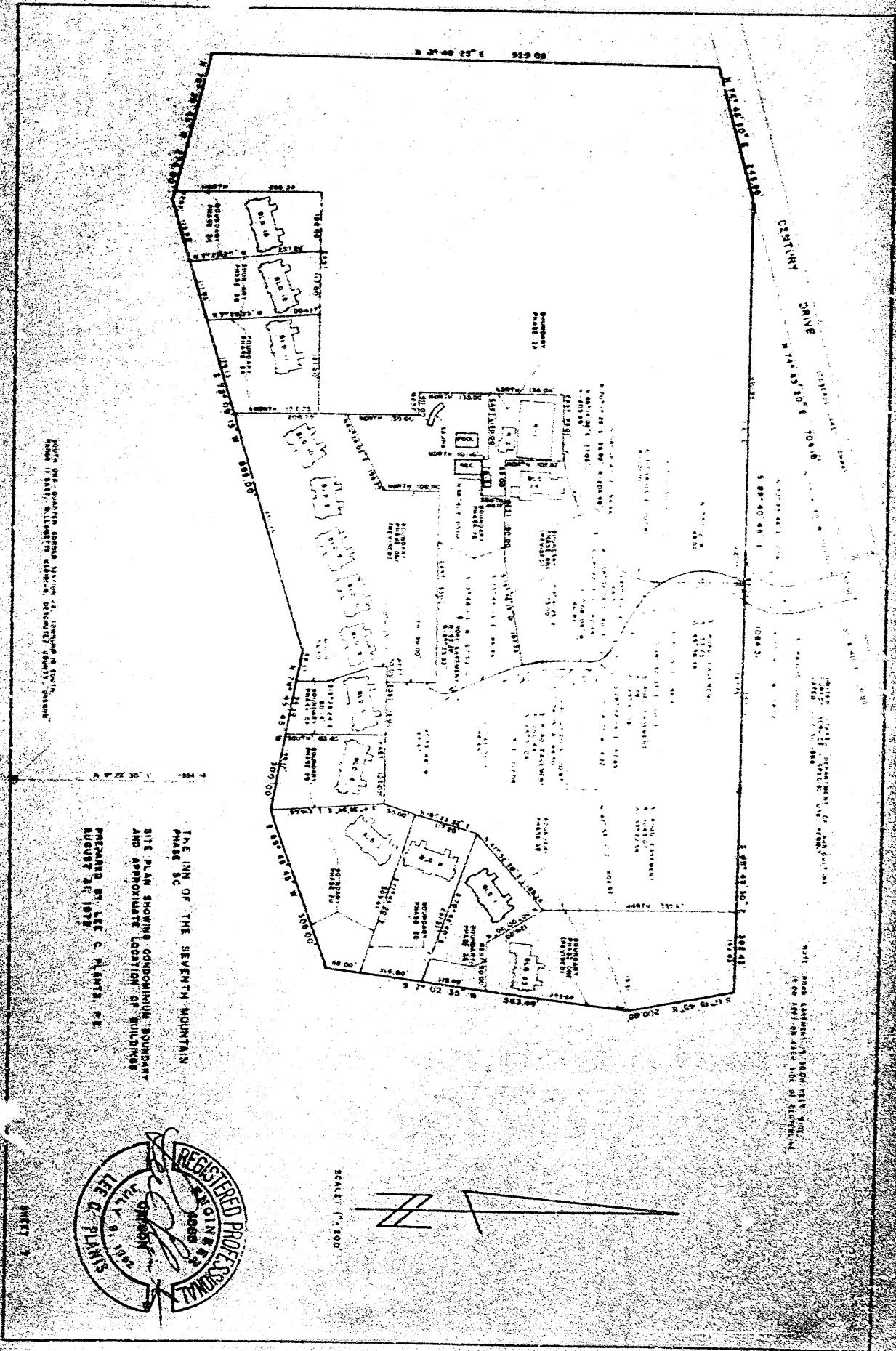
**Before me:**

Dated: 9-1-72



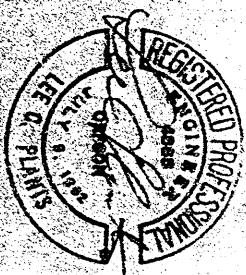
Christine K. Baird  
Notary Public of Oregon  
My Commission expires August 24, 1976





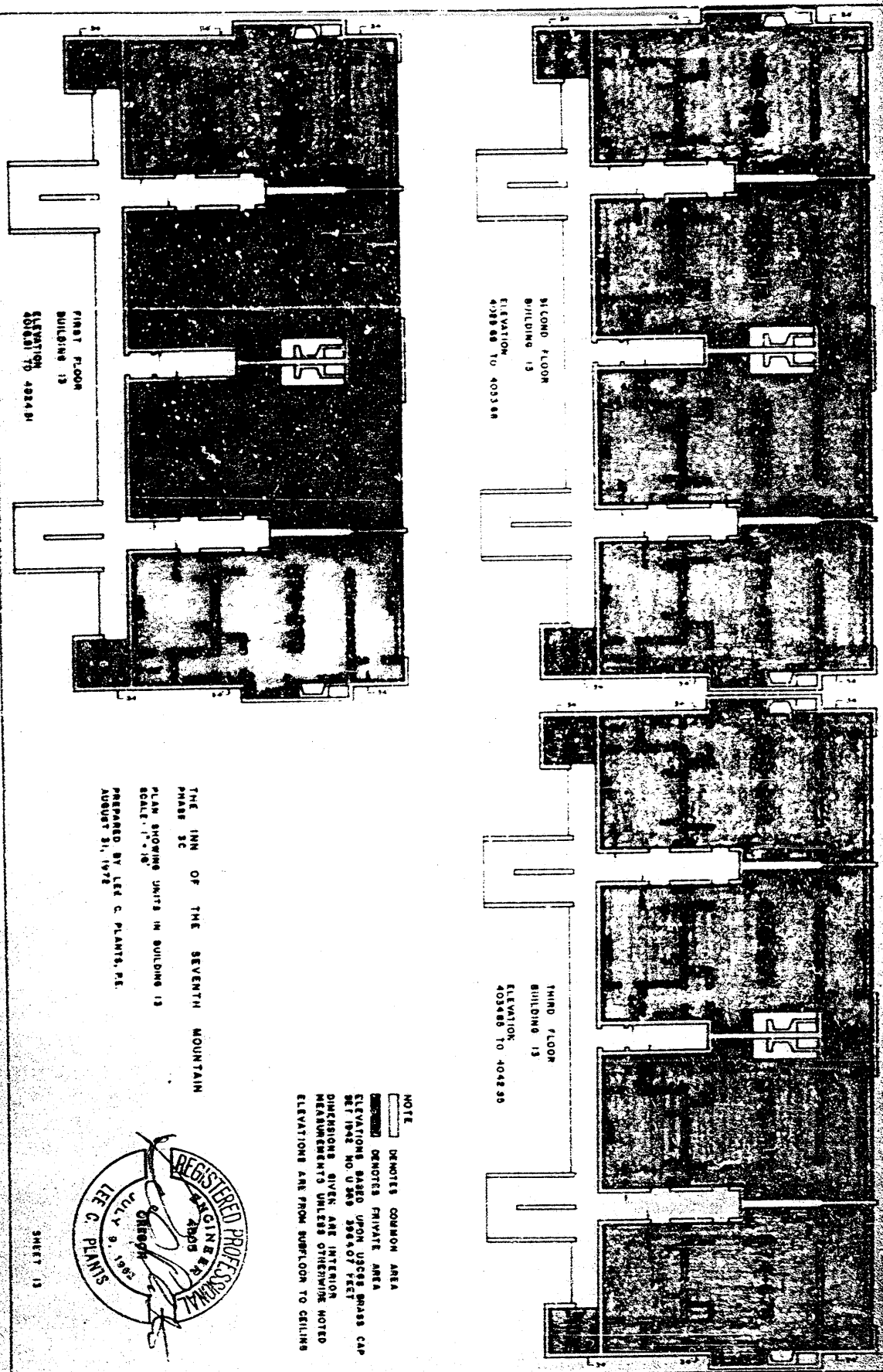
NOTE: THE SEVENTH MOUNTAIN PHASE 3C IS A SUBDIVISION OF THE SEVENTH MOUNTAIN PHASE 3C, AS SHOWN ON THE PLAT OF THE SEVENTH MOUNTAIN PHASE 3C, DATED JULY 1, 1978, AND IS SUBJECT TO THE SEVENTH MOUNTAIN PHASE 3C, AS SHOWN ON THE PLAT OF THE SEVENTH MOUNTAIN PHASE 3C, DATED JULY 1, 1978.

THE INN OF THE SEVENTH MOUNTAIN  
PHASE 3C  
SITE PLAN SHOWING CONDOMINIUM BOUNDARY  
AND APPROPRIATE LOCATION OF BUILDINGS  
PREPARED BY LEE C. PLATT, P.E.  
AUGUST 24, 1978

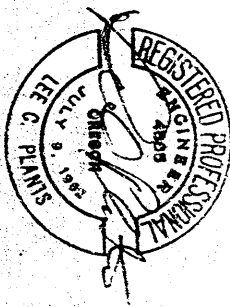


SCALE 1\"/>





THE INN OF THE SEVENTH MOUNTAIN  
 PHASE 2C  
 PLAN SHOWING UNITS IN BUILDING 13  
 SCALE: 1"=16'  
 PREPARED BY LEE C. PLANTS, P.E.  
 AUGUST 31, 1972



NOTE:  
 [Symbol] DENOTES COMMON AREA  
 [Symbol] DENOTES PRIVATE AREA  
 ELEVATIONS BASED UPON USCGS BRASS CAP  
 SET 1942 NO U 369 3954.07 FEET  
 DIMENSIONS GIVEN ARE INTERIOR  
 MEASUREMENTS UNLESS OTHERWISE NOTED  
 ELEVATIONS ARE FROM SUBFLOOR TO CEILING

9173

INDEX

STATE OF OREGON  
County of Clatsop

I hereby certify that the within and the  
true and correct copy of the Record  
the 20 day of Sept AD 1972  
at 4:30 o'clock P. M. and recorded  
in Book 188 on Page 519 Records  
of Doodan

ROSEMARY PATT  
County Clerk

By J. Schutte Deputy



SUPPLEMENTAL DECLARATION  
THE INN OF THE SEVENTH MOUNTAIN  
PHASE III-D

THIS SUPPLEMENTAL DECLARATION, pursuant to the provisions of ORS 91.505 to 91.675, as amended by chapter 414, Oregon Laws 1971, is made and executed this 6<sup>th</sup> day of September, 1972, by CONDOMINIUMS NORTHWEST, INC., an Oregon corporation, hereinafter called "Declarant", pursuant to the provisions of the Unit Ownership Act of the State of Oregon.

W I T N E S S E T H:

THAT, WHEREAS, Declarant is the owner of a leasehold for a term ending on December 31, 2034, in certain real property located in Deschutes County, Oregon, and described in Exhibit "R" attached hereto and hereby made a part hereof, and

WHEREAS, Declarant heretofore has constructed, sold and declared upon the aforesaid premises condominium resort hotel buildings, units and other improvements, as Phases I through III-C of the Inn of the Seventh Mountain condominium project, and

WHEREAS, Declarant desires and intends to annex additional condominium buildings, units and other improvements to the aforementioned Inn of the Seventh Mountain condominium project and to submit the property so annexed to the provisions of the Oregon Unit Ownership Act, as amended, and

WHEREAS, Declarant intends, by filing this declaration, to submit the above-described leasehold estate, the condominium buildings, units and other improvements thereon, together with all the appurtenances thereunto belonging, to the provisions of the aforesaid Unit Ownership Act and to impose upon said leasehold estate, buildings, units, improvements, and appurtenances mutually beneficial restrictions under a general plan of improvement for the benefit of said condominium units and the owners thereof; now, therefore,

DECLARANT HEREBY DECLARES AND PUBLISHES that the leasehold property described in the abovementioned Exhibit "R" be, and hereby is, submitted to the provisions of the abovementioned Unit Ownership Act, together with the buildings, units,

improvements and appurtenances to be constructed thereon and that the said buildings, units, improvements and appurtenances are to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the improvement of said leasehold and the division thereof into condominium units, and shall be deemed to run with said leasehold and to be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning an interest in said leasehold estate and improvements their grantees, successors, heirs, executors, administrators, devisees, and assigns.

1. Condominium Description. Declarant is developing the property in multiple phases. Phases I through III-C have been constructed, sold and declared. They consist of fifteen condominium buildings, the common elements appurtenant thereto, an ice skating rink, a skate shop, and an equipment building for the ice skating rink. This declaration pertains to an additional residential condominium building containing 12 units. Declarant plans to construct 11 more residential condominium buildings at which time the project will be completed and will then consist of 27 residential condominium buildings. At completion the project will contain approximately 282 residential condominium units together with the common elements appertaining thereto and recreational amenities.
2. Land Description. The real property subject to this declaration is a portion of the total leasehold estate owned by Declarant and is to be a part of the general



common elements of the condominium project. The leasehold estate is held by Declarant pursuant to the terms of a certain lease dated February 13, 1970, recorded in Book 168, at Page 874, Deed Records of Deschutes County, Oregon, as amended December 10, 1971, recorded in Book 180 at Page 991, Deed Records of Deschutes County, Oregon. The portion subject to this declaration is described more particularly in Exhibit "R" attached hereto and hereby made a part hereof as if fully set forth herein, subject to all of the terms, conditions, covenants and restrictions contained in the aforementioned lease, the said leasehold to end on December 31, 2034, but renewable at the option of the unit owners for an additional term of Thirty-five years.

3. Name. The name by which the project is known is "The Inn of the Seventh Mountain", and the name by which the property declared hereunder is known as is The Inn of the Seventh Mountain, Phase III-D.
4. Unit Description. The property declared hereunder is contained in one residential condominium building, Building No. 14, consisting of 12 units. Building No. 14 also contains six service closet units designated as Units 141 through 146, the ownership of which will be maintained by the developer. Building No. 14 houses "Ponderosa Lodge" units, and is of wood frame construction on a concrete foundation. It has three stories with four condominium units on each story. Each unit is bounded by the undecorated interior surfaces of its perimeter walls, ceilings and floors. Ownership of a unit carries with it the unit's respective undivided interest in the general common areas, as shown in Exhibit A, and the per cent of interest in the limited common elements appur-

tenant to the building wherein the unit is housed as shown in Exhibit B. Drawings showing the floor plans, elevations, and the designation and location of each unit are included and attached to this declaration. Exhibit D, showing the square footage of each unit, is attached to this declaration and hereby made a part hereof. Exhibit C, showing a percentage interest of each unit in this phase to the general common elements as additional phases are annexed is attached to this declaration and hereby made a part hereof.

5. General Common Elements. The general common elements of the condominium consist of a water storage and delivery system, sewage treatment facilities, a swimming pool and all equipment necessary for the maintenance and operation thereof including the building in which the equipment is located, a whirlpool bath, sauna baths and bathhouse, a children's playground and equipment, a maintenance building, tennis courts, shuffleboard and basketball courts, parking lots, roadways, lawns and gardens, corral and tack room, utilities systems except to the extent the same are declared as limited common elements or are included in the condominium units, personal property acquired by the Association of Unit Owners, and the lessee's interest, hereby declared as and included in the general common elements, in and to that certain lease between Condominium Land Company and Condominiums Northwest, Inc., dated February 13, 1970, and recorded in Vol. 168, Page 874, Deed Records of Deschutes County, Oregon, and all other real and personal property, not privately owned and excluding limited common elements as hereinafter defined, necessary or convenient to the existence and safety of the property or real and personal

property normally in common use by the unit owners.

6. Limited Common Elements. The limited common elements are those common elements designated herein as reserved for the use and ownership of the owners of a certain unit or number of units, to the exclusion of all other units, and consisting of all of those elements and components of each building not otherwise included in the units, including, but not limited to the foundations, columns, girders, beams, supports, main walls, roofs, staircases, installations of central services such as electricity, water, sewage, telephone and television wiring and electrical wiring and conduit, excepting those portions of the foregoing which are included within the condominium units, and all other elements of the building necessary or convenient to its existence, maintenance, and safety, or normally in common use by the unit owners of the units contained in the individual building. The use of the limited common elements by an owner is restricted to those limited common elements that are part of the building that houses his condominium unit. A statement showing to which units and in what per centage the use and ownership the limited common elements is reserved is set forth in Exhibit "B" attached hereto and hereby made a part hereof.
7. Agent For Service of Process. The agent to receive service of process in the cases provided in Subsection 1 of ORS 91.635 and the address and place of business of such person is as follows:

ROBERT ROGERS

Inn of the Seventh Mountain

P. O. Box 1207

Bend, Oregon 97701

8. Incorporation By Reference. The following paragraphs of the original declaration executed February 13, 1970 and recorded in Vol. 168, Page 886, Deed Records of Deschutes County, Oregon, as amended, are incorporated herein by this reference as if fully set forth:

Paragraph 8. Limitation of Use.

Paragraph 9. Apportionment of Common Profits and Expenses.

Paragraph 10. Staged Development.

Paragraph 12. Powers of Board of Directors.

Paragraph 13. Improvement of Common Areas.

Paragraph 14. Manager.

Paragraph 15. Owners Obligation to Repair.

Paragraph 16. Failure of Board of Directors to Insist on Strict Performance.

Paragraph 17. Limitation of Liability.

Paragraph 18. Indemnification of Directors.

Paragraph 19. Insurance.

Paragraph 20. Damage and Destruction.

Paragraph 21. Enforcement.

Paragraph 22. Personal Property.

Paragraph 23. Reserves.

Paragraph 24. Over-Assessment.

Paragraph 25. Legal and Accounting Services and Audit.

Paragraph 26. Interpretation.

Paragraph 27. Amendment.

Paragraph 28. Severability.

Paragraph 29. Effective Date.

IN WITNESS WHEREOF, Declarant has caused its corporate name to be hereunto subscribed by its proper officers, thereunto duly authorized on the day and year first above written.

CONDOMINIUMS NORTHWEST, INC.  
Declarant

By: [Signature]  
President

FIRST FEDERAL SAVINGS AND LOAN COMPANY, of Salem, an Oregon corporation, acting through its President, CECIL JOHNSON, hereby consents to the execution and recording of this Supplemental Declaration.

FIRST FEDERAL SAVINGS & LOAN CO.

By: [Signature]  
President

Approved this 24 day of Sept, 1972.

County Assessor, Deschutes County

By: [Signature]

Approved this 19<sup>th</sup> day of Sept, 1972.

Sheriff & Tax Collector  
Deschutes County

By: [Signature]

STATE OF OREGON )  
 ) ss.  
County of Marion )

9-7, 1972

Personally appeared CECIL JOHNSON, who being sworn, stated that he is the President of FIRST FEDERAL SAVINGS & LOAN COMPANY, and that the foregoing instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors.  
Before me:

[Signature]  
Notary Public for Oregon  
My commission expires: 12-27-73

STATE OF OREGON       )  
                          ) SS.  
County of Marion     )

September 6, 1972

Personally appeared PETER M. GUNNAR, who being sworn, stated that he is the President of CONDOMINIUMS NORTHWEST, INC., and that the foregoing instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

Jewell W. Bergen  
Notary Public for Oregon  
My commission expires: 2-2-76



## EXHIBIT B

## TO SUPPLEMENTAL DECLARATION

## (MIN OF THE SEVENTH MOUNTAIN—PHASE III-D)

Beginning at a point being North 549.51 feet and West 1076.05 feet from the South One-Quarter (1/4) corner of Section 22, Township 18 South, Range 11 East of the Willamette Meridian; thence South 265.39 feet; thence North 75° 35' 45" West 122.86 feet; thence North 234.83 feet; thence East 119.00 feet to the point of beginning, in Deschutes County, Oregon.

## EXHIBIT A

## TO SUPPLEMENTAL DECLARATION

(THE INN OF THE SEVENTH MOUNTAIN--PHASE III-D)

<u>Bldg. No. 14</u>	<u>Unit Number</u>	<u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	276-277	.600
	278-279	.600
	280-281	.600
	282-283	.600
	476-477	.643
	478-479	.643
	480-481	.643
	482-483	.643
	676-677	.665
	678-679	.665
	680-681	.665
	682-683	.665
	141	.022
	142	.022
	143	.022
	144	.022
	145	.022
	146	.022

EXHIBIT B  
TO SUPPLEMENTAL DECLARATION  
(THE INN OF THE SEVENTH MOUNTAIN--PHASE III-D)

The following chart shows the percentage  
interest of units in Building 14 to the limited  
common elements of Building 14.

<u>Bldg. No. 14</u>	<u>Unit Number</u>	<u>Percentage of Ownership of Limited Common Elements</u>
	276-277	7.735
	278-279	7.735
	280-281	7.735
	282-283	7.735
	476-477	8.287
	478-479	8.287
	480-481	8.287
	482-483	8.287
	676-677	8.564
	678-679	8.564
	680-681	8.564
	682-683	8.564
	141	.276
	142	.276
	143	.276
	144	.276
	145	.276
	146	.276

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-E are as follows:

<u>Bldg. No. 14</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u>
		(Also determinative of owners' voting rights and pro rata share of common expenses)
	276-277	.557
	278-279	.557
	280-281	.557
	282-283	.557
	476-477	.597
	478-479	.597
	480-481	.597
	482-483	.597
	676-677	.617
	678-679	.617
	680-681	.617
	682-683	.617
	141	.020
	142	.020
	143	.020
	144	.020
	145	.020
	146	.020

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-F are as follows:

<u>Bldg. No. 14</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	276-277	.458
	278-279	.458
	280-281	.458
	282-283	.458
	476-477	.491
	478-479	.491
	480-481	.491
	482-483	.491
	676-677	.508
	678-679	.508
	680-681	.508
	682-683	.508
	141	.016
	142	.016
	143	.016
	144	.016
	145	.016
	146	.016

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-G are as follows:

<u>Bldg. No. 14</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	276-277	.444
	278-279	.444
	280-281	.444
	282-283	.444
	476-477	.475
	478-479	.475
	480-481	.475
	482-483	.475
	676-677	.492
	678-679	.492
	680-681	.492
	682-683	.492
	141	.016
	142	.016
	143	.016
	144	.016
	145	.016
	146	.016



## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-H are as follows:

<u>Bldg. No. 14</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements (Also determinative of owners' voting rights and pro rata share of common expenses)</u>
	276-277	.429
	278-279	.429
	280-281	.429
	282-283	.429
	476-477	.459
	478-479	.459
	480-481	.459
	482-483	.459
	676-677	.476
	678-679	.476
	680-681	.476
	682-683	.476
	141	.015
	142	.015
	143	.015
	144	.015
	145	.015
	146	.015

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-I are as follows:

<u>Bldg. No. 14</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	276-277	.415
	278-279	.415
	280-281	.415
	282-283	.415
	476-477	.444
	478-479	.444
	480-481	.444
	482-483	.444
	676-677	.459
	678-679	.459
	680-681	.459
	682-683	.459
	141	.015
	142	.015
	143	.015
	144	.015
	145	.015
	146	.015

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-J are as follows:

<u>Bldg. No. 14</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	276-277	.401
	278-279	.401
	280-281	.401
	282-283	.401
	476-477	.428
	478-479	.428
	480-481	.428
	482-483	.428
	676-677	.442
	678-679	.442
	680-681	.442
	682-683	.442
	141	.014
	142	.014
	143	.014
	144	.014
	145	.014
	146	.014

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-K are as follows:

<u>Bldg. No. 14</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	276-277	.386
	278-279	.386
	280-281	.386
	282-283	.386
	476-477	.413
	478-479	.413
	480-481	.413
	482-483	.413
	676-677	.426
	678-679	.426
	680-681	.426
	682-683	.426
	141	.014
	142	.014
	143	.014
	144	.014
	145	.014
	146	.014

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-L are as follows:

<u>Bldg. No. 14</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements (Also determinative of owners' voting rights and pro rata share of common expenses)</u>
	276-277	.372
	278-279	.372
	280-281	.372
	282-283	.372
	476-477	.397
	478-479	.397
	486-481	.397
	482-483	.397
	676-677	.410
	678-679	.410
	680-681	.410
	682-683	.410
	141	.013
	142	.013
	143	.013
	144	.013
	145	.013
	146	.013

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-M are as follows:

<u>Bldg. No. 14</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	276-277	.357
	278-279	.357
	280-281	.357
	282-283	.357
	476-477	.382
	478-479	.382
	480-481	.382
	482-483	.382
	676-677	.397
	678-679	.397
	680-681	.397
	682-683	.397
	141	.013
	142	.013
	143	.013
	144	.013
	145	.013
	146	.013



## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-N are as follows:

<u>Bldg. No. 14</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	276-277	.343
	278-279	.343
	280-281	.343
	282-283	.343
	476-477	.366
	478-479	.366
	480-481	.366
	482-483	.366
	676-677	.380
	678-679	.380
	680-681	.380
	682-683	.380
	141	.012
	142	.012
	143	.012
	144	.012
	145	.012
	146	.012

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-D in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-O are as follows:

<u>Bldg. No. 14</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	276-277	.326
	278-279	.326
	280-281	.326
	282-283	.326
	476-477	.349
	478-479	.349
	480-481	.349
	482-483	.349
	676-677	.361
	678-679	.361
	680-681	.361
	682-683	.361
	141	.012
	142	.012
	143	.012
	144	.012
	145	.012
	146	.012

EXHIBIT D  
TO SUPPLEMENTAL DECLARATION  
(INN OF THE SEVENTH MOUNTAIN--PHASE III-D)

<u>Bldg. 14</u>	<u>Unit Number</u>	<u>Approximate area in square feet</u>
	276-277	807.41
	278-279	816.92
	280-281	816.92
	282-283	807.41
	476-477	807.41
	478-479	816.92
	480-481	816.92
	482-483	807.41
	676-677	807.41
	678-679	816.92
	680-681	816.92
	682-683	807.41
	141	55.86
	142	55.86
	143	55.86
	144	55.86
	145	55.86
	146	55.86

PROFESSIONAL ENGINEER'S CERTIFICATE

The undersigned, a professional engineer, hereby certifies that the following floor plan, consisting of three (3) copies of which are attached hereto, marked Exhibit A, and by this reference made a part hereof. That said floor plans fully and accurately depict the layout of The Inn of the Seventh Mountain, a unit ownership act project, constructed in Deschutes County, Oregon; said condominium unit was completed on August 31, 1972.

LEE C. PLANTS

  
Professional Engineer


STATE OF OREGON)  
SS  
County of Lane )

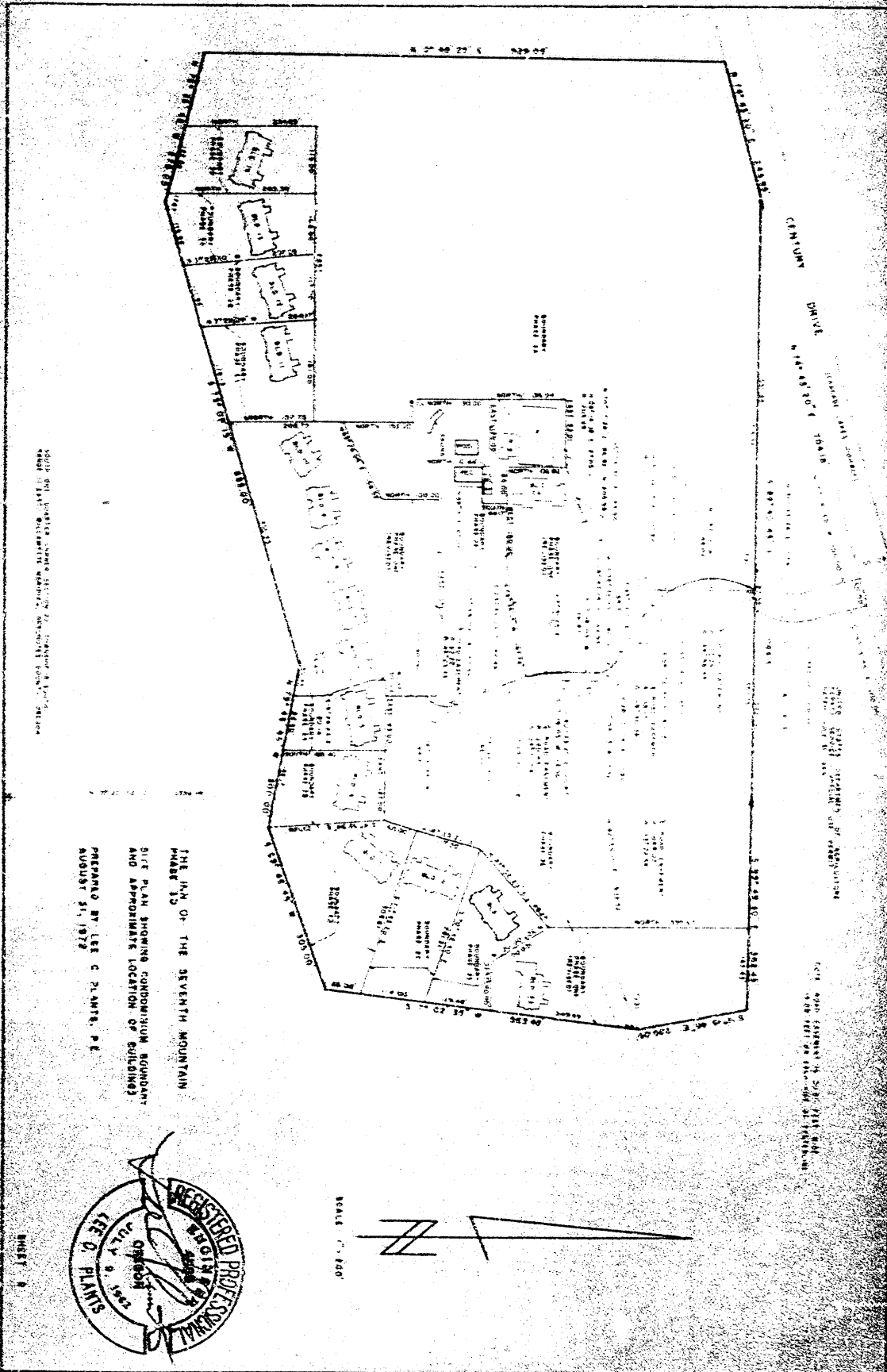
Personally appeared the above named Lee C. Plants and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Dated: 9-1-72

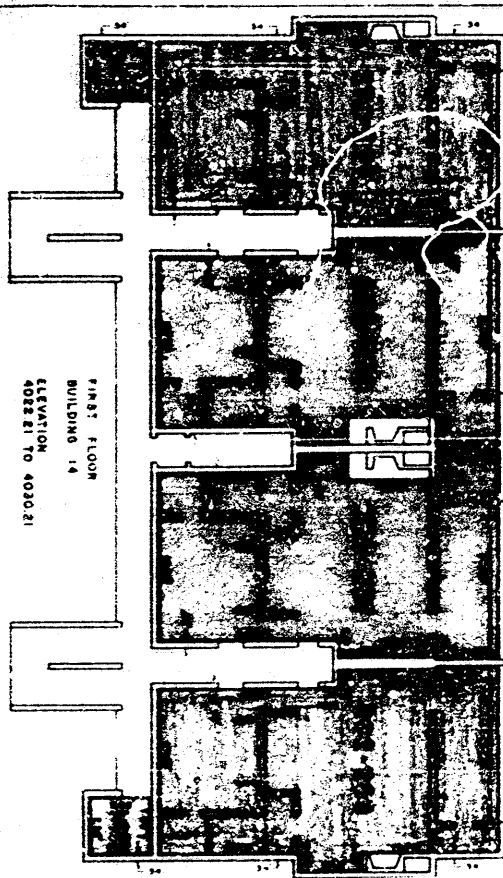
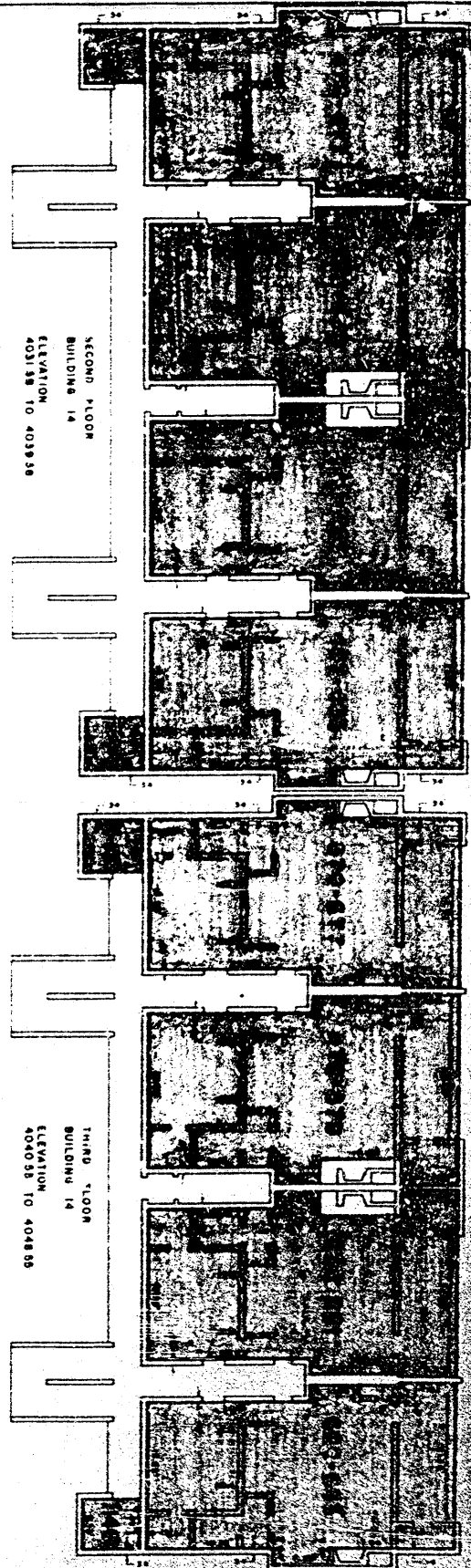


  
Notary Public of Oregon  
My Commission expires August 24, 1976



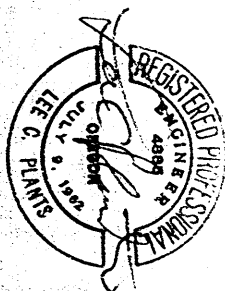






NOTE  
 [Symbol] DENOTES COMMON AREA  
 [Symbol] DENOTES PRIVATE AREA  
 ELEVATIONS BASED UPON UICSS BRASS CAP  
 SET 1942 NO U 249 156407 FEET  
 DIMENSIONS GIVEN ARE INTERIOR  
 MEASUREMENTS UNLESS OTHERWISE NOTED  
 ELEVATIONS ARE FROM SUBFLOOR TO CEILING

THE INN OF THE SEVENTH MOUNTAIN  
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 PLAN SHOWING UNITS IN BUILDING 14  
 SCALE: 1"=8'-0"  
 PREPARED BY LEE C. PLANTA, P.E.  
 AUGUST 31, 1972



9174

INDEX

STATE OF OREGON

County of Deschutes

I hereby certify that the within and con-

tent of a paper was received for Record

on 20 day of Sept A.D. 1972

at 4:29 o'clock P. M. and recorded

in Book 188 on Page 547 Return:

of Deed

ROSEMARY PATTERSON

County Clerk

By J. Schutte Deputy

SUPPLEMENTAL DECLARATION  
THE INN OF THE SEVENTH MOUNTAIN  
PHASE III-E

THIS SUPPLEMENTAL DECLARATION, pursuant to the provisions of ORS 91.505 to 91.675, as amended by chapter 414, Oregon Laws 1971, is made and executed this 6<sup>th</sup> day of September, 1972, by CONDOMINIUMS NORTHWEST, INC., an Oregon corporation, hereinafter called "Declarant", pursuant to the provisions of the Unit Ownership Act of the State of Oregon,

W I T N E S S E T H:

THAT, WHEREAS, Declarant is the owner of a leasehold for a term ending on December 31, 2034, in certain real property located in Deschutes County, Oregon, and described in Exhibit "R" attached hereto and hereby made a part hereof, and

WHEREAS, Declarant heretofore has constructed, sold and declared upon the aforesaid premises condominium resort hotel buildings, units and other improvements, as Phases I through III-D of the Inn of the Seventh Mountain condominium project, and

WHEREAS, Declarant desires and intends to annex additional condominium buildings, units and other improvements to the aforementioned Inn of the Seventh Mountain condominium project and to submit the property so annexed to the provisions of the Oregon Unit Ownership Act, as amended, and

WHEREAS, Declarant intends, by filing this declaration, to submit the above-described leasehold estate, the condominium buildings, units and other improvements thereon, together with all the appurtenances thereunto belonging, to the provisions of the aforesaid Unit Ownership Act and to impose upon said leasehold estate, buildings, units, improvements, and appurtenances mutually beneficial restrictions under a general plan of improvement for the benefit of said condominium units and the owners thereof; now, therefore,

DECLARANT HEREBY DECLARES AND PUBLISHES that the leasehold property described in the abovementioned Exhibit "R" be, and hereby is, submitted to the provisions of the abovementioned Unit Ownership Act, together with the buildings, units,

improvements and appurtenances to be constructed thereon and that the said buildings, units, improvements and appurtenances are to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the improvement of said leasehold and the division thereof into condominium units, and shall be deemed to run with said leasehold and to be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning an interest in said leasehold estate and improvements their grantees, successors, heirs, executors, administrators, devisees, and assigns.

1. Condominium Description. Declarant is developing the property in multiple phases. Phases I through III-D have been constructed, sold and declared. They consist of sixteen condominium buildings, the common elements appurtenant thereto, an ice skating rink, a skate shop, and an equipment building for the ice skating rink. This declaration pertains to an additional residential condominium building containing 12 units. Declarant plans to construct 10 more residential condominium buildings at which time the project will be completed and will then consist of 27 residential condominium buildings. At completion the project will contain approximately 282 residential condominium units together with the common elements appertaining thereto and recreational amenities.
2. Land Description. The real property subject to this declaration is a portion of the total leasehold estate owned by Declarant and is to be a part of the general

common elements of the condominium project. The leasehold estate is held by Declarant pursuant to the terms of a certain lease dated February 13, 1970, recorded in Book 168, at Page 874, Deed Records of Deschutes County, Oregon, as amended December 10, 1971, recorded in Book 180 at Page 991, Deed Records of Deschutes County, Oregon. The portion subject to this declaration is described more particularly in Exhibit "R" attached hereto and hereby made a part hereof as if fully set forth herein, subject to all of the terms, conditions, covenants and restrictions contained in the aforementioned lease, the said leasehold to end on December 31, 2034, but renewable at the option of the unit owners for an additional term of Thirty-five years.

3. Name. The name by which the project is known is "The Inn of the Seventh Mountain", and the name by which the property declared hereunder is known as is The Inn of the Seventh Mountain, Phase III-E.
4. Unit Description. The property declared hereunder is contained in one residential condominium building, Building No. 15, consisting of 12 units. Building No. 15 also contains six service closet units designated as Units 151 through 156, the ownership of which will be maintained by the developer. Building No. 15 houses "Ponderosa Lodge" units, and is of wood frame construction on a concrete foundation. It has three stories with four condominium units on each story. Each unit is bounded by the undecorated interior surfaces of its perimeter walls, ceilings and floors. Ownership of a unit carries with it the unit's respective undivided interest in the general common areas, as shown in Exhibit A, and the per cent of interest in the limited common elements appur-



tenant to the building wherein the unit is housed as shown in Exhibit B. Drawings showing the floor plans, elevations, and the designation and location of each unit are included and attached to this declaration. Exhibit D, showing the square footage of each unit, is attached to this declaration and hereby made a part hereof. Exhibit C, showing a percentage interest of each unit in this phase to the general common elements as additional phases are annexed is attached to this declaration and hereby made a part hereof.

5. General Common Elements. The general common elements of the condominium consist of a water storage and delivery system, sewage treatment facilities, a swimming pool and all equipment necessary for the maintenance and operation thereof including the building in which the equipment is located, a whirlpool bath, sauna baths and bathhouse, a children's playground and equipment, a maintenance building, tennis courts, shuffleboard and basketball courts, parking lots, roadways, lawns and gardens, corral and tack room, utilities systems except to the extent the same are declared as limited common elements or are included in the condominium units, personal property acquired by the Association of Unit Owners, and the lessee's interest, hereby declared as and included in the general common elements, in and to that certain lease between Condominium Land Company and Condominiums Northwest, Inc., dated February 13, 1970, and recorded in Vol. 168, Page 874, Deed Records of Deschutes County, Oregon, and all other real and personal property, not privately owned and excluding limited common elements as hereinafter defined, necessary or convenient to the existence and safety of the property or real and personal



property normally in common use by the unit owners.

6. Limited Common Elements. The limited common elements are those common elements designated herein as reserved for the use and ownership of the owners of a certain unit or number of units, to the exclusion of all other units, and consisting of all of those elements and components of each building not otherwise included in the units, including, but not limited to the foundations, columns, girders, beams, supports, main walls, roofs, staircases, installations of central services such as electricity, water, sewage, telephone and television wiring and electrical wiring and conduit, excepting those portions of the foregoing which are included within the condominium units, and all other elements of the building necessary or convenient to its existence, maintenance, and safety, or normally in common use by the unit owners of the units contained in the individual building. The use of the limited common elements by an owner is restricted to those limited common elements that are part of the building that houses his condominium unit. A statement showing to which units and in what per centage the use and ownership the limited common elements is reserved is set forth in Exhibit "B" attached hereto and hereby made a part hereof.
7. Agent For Service of Process. The agent to receive service of process in the cases provided in Subsection 1 of ORS 91.635 and the address and place of business of such person is as follows:

ROBERT ROGERS  
 Inn of the Seventh Mountain  
 P. O. Box 1207  
 Bend, Oregon 97701

5. Incorporation By Reference. The following paragraphs of the original declaration executed February 13, 1970 and recorded in Vol. 168. Page 886, Deed Records of Deschutes County, Oregon, as amended, are incorporated herein by this reference as if fully set forth:

Paragraph 8. Limitation of Use.

Paragraph 9. Apportionment of Common Profits and Expenses.

Paragraph 10. Staged Development.

Paragraph 12. Powers of Board of Directors.

Paragraph 13. Improvement of Common Areas.

Paragraph 14. Manager.

Paragraph 15. Owners Obligation to Repair.

Paragraph 16. Failure of Board of Directors to Insist on Strict Performance.

Paragraph 17. Limitation of Liability.

Paragraph 18. Indemnification of Directors.

Paragraph 19. Insurance.

Paragraph 20. Damage and Destruction.

Paragraph 21. Enforcement.

Paragraph 22. Personal Property.

Paragraph 23. Reserves.

Paragraph 24. Over-Assessment.

Paragraph 25. Legal and Accounting Services and Audit.

Paragraph 26. Interpretation.

Paragraph 27. Amendment.

Paragraph 28. Severability.

Paragraph 29. Effective Date.

IN WITNESS WHEREOF, Declarant has caused its corporate name to be hereunto subscribed by its proper officers, thereunto duly authorized on the day and year first above written.

CONDOMINIUMS NORTHWEST, INC.  
Declarant

By: *Cecil Johnson*

resident

FIRST FEDERAL SAVINGS AND LOAN COMPANY, of Salem, an Oregon corporation, acting through its President, CECIL JOHNSON, hereby consents to the execution and recording of this Supplemental Declaration.

FIRST FEDERAL SAVINGS &amp; LOAN CO.

By: *[Signature]*

President

Approved this 20 day of SEPT., 1972.

County Assessor, Deschutes County

By: *[Signature]*Approved this 19<sup>th</sup> day of Sept, 1972.

Sheriff & Tax Collector  
Deschutes County

By: *[Signature]*

STATE OF OREGON )

) ss.

County of Marion )

20 - 9 - 1, 1972

Personally appeared CECIL JOHNSON, who being sworn, stated that he is the President of FIRST FEDERAL SAVINGS & LOAN COMPANY, and that the foregoing instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

*Mary Ruth Sanders*  
Notary Public for Oregon  
My commission expires: 12-27-73

STATE OF OREGON       )  
                              ) ss.  
County of Marion     )

September 6, 1972

Personally appeared PETER M. GUNNAR, who being sworn,  
stated that he is the President of CONDOMINIUMS NORTHWEST,  
INC., and that the foregoing instrument was voluntarily  
signed in behalf of the corporation by authority of its  
Board of Directors. Before me:

Lowell W. Bergen  
Notary Public for Oregon  
My commission expires: 2-2-76

EXHIBIT R  
TO SUPPLEMENTAL DECLARATION  
(INN OF THE SEVENTH MOUNTAIN--PHASE III-E)

Beginning at a point being North 549.51 feet and West 1195.06 feet from the South One-Quarter (1/4) corner of Section 22, Township 18 South, Range 11 East of the Willamette Meridian; thence South 234.83 feet; thence North 75° 35' 45" West 135.27 feet; thence North 0° 42' 25" East 201.20 feet; thence East 128.19 feet to the point of beginning, in Deschutes County, Oregon.

EXHIBIT A  
TO SUPPLEMENTAL DECLARATION  
(THE INN OF THE SEVENTH MOUNTAIN--PHASE III-E)

<u>Bldg. No. 15</u>	<u>Unit Number</u>	<u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	284-285	.557
	286-287	.557
	288-289	.557
	290-291	.557
	484-485	.597
	486-487	.597
	488-489	.597
	490-491	.597
	684-685	.617
	686-687	.617
	688-689	.617
	690-691	.617
	151	.020
	152	.020
	153	.020
	154	.020
	155	.020
	156	.020



EXHIBIT B  
TO SUPPLEMENTAL DECLARATION  
(THE INN OF THE SEVENTH MOUNTAIN--PHASE III-E)

The following chart shows the percentage interest of units in Building 15 to the limited common elements of Building 15.

<u>Bldg. No. 15</u>	<u>Unit Number</u>	<u>Percentage of Ownership of Limited Common Elements</u>
	284-285	7.735
	286-287	7.735
	288-289	7.735
	290-291	7.735
	484-485	8.287
	486-487	8.287
	488-489	8.287
	490-491	8.287
	584-685	8.564
	686-687	8.564
	688-689	8.564
	690-691	8.564
	151	.276
	152	.276
	153	.276
	154	.276
	155	.276
	156	.276

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-E in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-F are as follows:

<u>Bldg. No. 15</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements (Also determinative of owners' voting rights and pro rata share of common expenses)</u>
	284-285	.458
	286-287	.458
	288-289	.458
	290-291	.458
	484-485	.491
	486-487	.491
	488-489	.491
	490-491	.491
	684-685	.508
	686-687	.508
	688-689	.508
	690-691	.508
	151	.016
	152	.016
	153	.016
	154	.016
	155	.016
	156	.016

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-E in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-G are as follows:

<u>Bldg. No. 15</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	284-285	.444
	286-287	.444
	288-289	.444
	290-291	.444
	484-485	.475
	486-487	.475
	488-489	.475
	490-491	.475
	684-685	.492
	686-687	.492
	688-689	.492
	690-691	.492
	151	.016
	152	.016
	153	.016
	154	.016
	155	.016
	156	.016

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-E in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-H are as follows:

<u>Bldg. No. 15</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	284-285	.429
	286-287	.429
	288-289	.429
	290-291	.429
	484-485	.459
	486-487	.459
	488-489	.459
	490-491	.459
	684-685	.476
	686-687	.476
	688-689	.476
	690-691	.476
	151	.015
	152	.015
	153	.015
	154	.015
	155	.015
	156	.015

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-E in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-I are as follows:

<u>Bldg. No. 15</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	284-285	.415
	286-287	.415
	288-289	.415
	290-291	.415
	484-485	.444
	486-487	.444
	488-489	.444
	490-491	.444
	684-685	.459
	686-687	.459
	688-689	.459
	690-691	.459
	151	.015
	152	.015
	153	.015
	154	.015
	155	.015
	156	.015

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-E in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-J are as follows:

<u>Bldg. No. 15</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	284-285	.401
	286-287	.401
	288-289	.401
	290-291	.401
	484-485	.428
	486-487	.428
	488-489	.428
	490-491	.428
	684-685	.442
	686-687	.442
	688-689	.442
	690-691	.442
	151	.014
	152	.014
	153	.014
	154	.014
	155	.014
	156	.014



## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-E in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-K are as follows:

<u>Bldg. No. 15</u>	1. <u>Unit Number</u>	2.
		<u>Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	284-285	.386
	286-287	.386
	288-289	.386
	290-291	.386
	484-485	.413
	486-487	.413
	488-489	.413
	490-491	.413
	684-685	.426
	686-687	.426
	688-689	.426
	690-691	.426
	151	.014
	152	.014
	153	.014
	154	.014
	155	.014
	156	.014

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-E in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-L are as follows:

<u>Bldg. No. 15</u>	<u>1. Unit Number</u>	<u>2. Percentage of Ownership of Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	284-285	.372
	286-287	.372
	288-289	.372
	290-291	.372
	484-485	.397
	486-487	.397
	488-489	.397
	490-491	.397
	684-685	.410
	686-687	.410
	688-689	.410
	690-691	.410
	151	.013
	152	.013
	153	.013
	154	.013
	155	.013
	156	.013

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-E in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-M are as follows:

<u>Bldg. No. 15</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	284-285	.357
	286-287	.357
	288-289	.357
	290-291	.357
	484-485	.382
	486-487	.382
	488-489	.382
	490-491	.382
	684-685	.397
	686-687	.397
	688-689	.397
	690-691	.397
	151	.013
	152	.013
	153	.013
	154	.013
	155	.013
	156	.013

## EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-E in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-N are as follows:

<u>Bldg. No. 15</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	284-285	.343
	286-287	.343
	288-289	.343
	290-291	.343
	484-485	.366
	486-487	.366
	488-489	.366
	490-491	.366
	684-685	.380
	686-687	.380
	688-689	.380
	690-691	.380
	151	.012
	152	.012
	153	.012
	154	.012
	155	.012
	156	.012

EXHIBIT C

The following chart shows the percentage interest of each unit owner in Phase III-E in and to the general common elements as each additional phase is annexed.

The said interests at the annexation of Phase III-O are as follows:

<u>Bldg. No. 25</u>	1. <u>Unit Number</u>	2. <u>Percentage of Ownership of</u> <u>Common Elements</u> (Also determinative of owners' voting rights and pro rata share of common expenses)
	284-285	.326
	286-287	.326
	288-289	.326
	290-291	.326
	484-485	.349
	486-487	.349
	488-489	.349
	490-491	.349
	684-685	.361
	686-687	.361
	688-689	.361
	690-691	.361
	151	.012
	152	.012
	153	.012
	154	.012
	155	.012
	156	.012

EXHIBIT D  
TO SUPPLEMENTAL DECLARATION  
(INN OF THE SEVENTH MOUNTAIN--PHASE III-E)

<u>Bldg. 15</u>	<u>Unit Number</u>	<u>Approximate area in square feet</u>
	284-285	807.41
	286-287	816.92
	288-289	816.92
	290-291	807.41
	484-485	807.41
	486-487	816.92
	488-489	816.92
	490-491	807.41
	684-685	807.41
	686-687	816.92
	688-689	816.92
	690-691	807.41
	151	55.86
	152	55.86
	153	55.86
	154	55.86
	155	55.86
	156	55.86



## PROFESSIONAL ENGINEER'S CERTIFICATE

The undersigned, a professional engineer, hereby certifies that the following floor plan, consisting of three (3) copies of which are attached hereto, marked Exhibit A, and by this reference made a part hereof. That said floor plans fully and accurately depict the layout of The Inn of the Seventh Mountain, a unit ownership act project, constructed in Deschutes County, Oregon; said condominium unit was completed on August 31, 1972.

LEE C. PLANTS

*Lee C. Plants*  
Professional Engineer

STATE OF OREGON)

SS

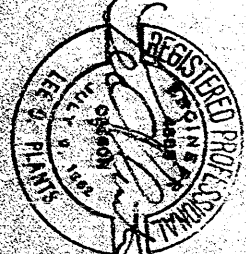
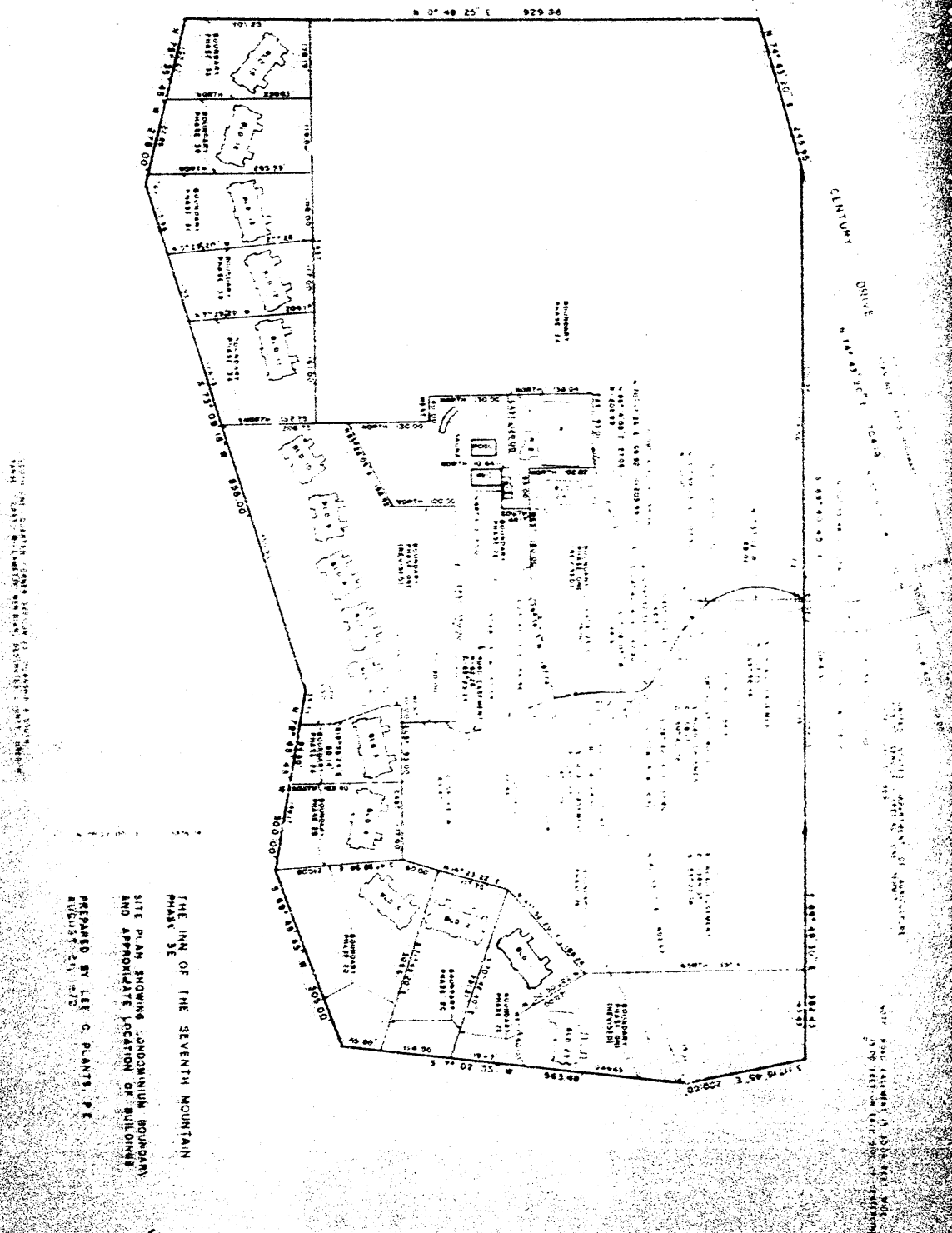
County of Lane )

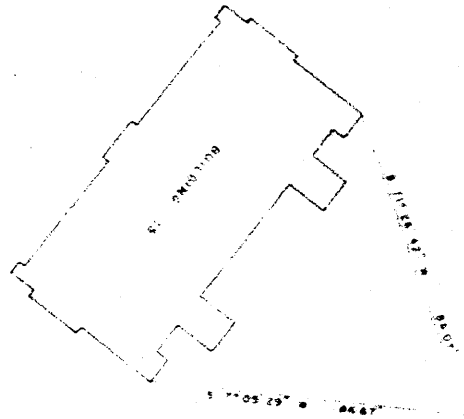
Personally appeared the above named Lee C. Plants and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

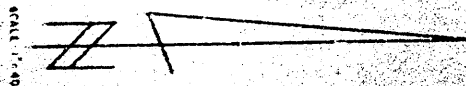
Dated: 9-1-72

*Christine K. Baird*  
Notary Public of Oregon  
My Commission expires August 24, 1976





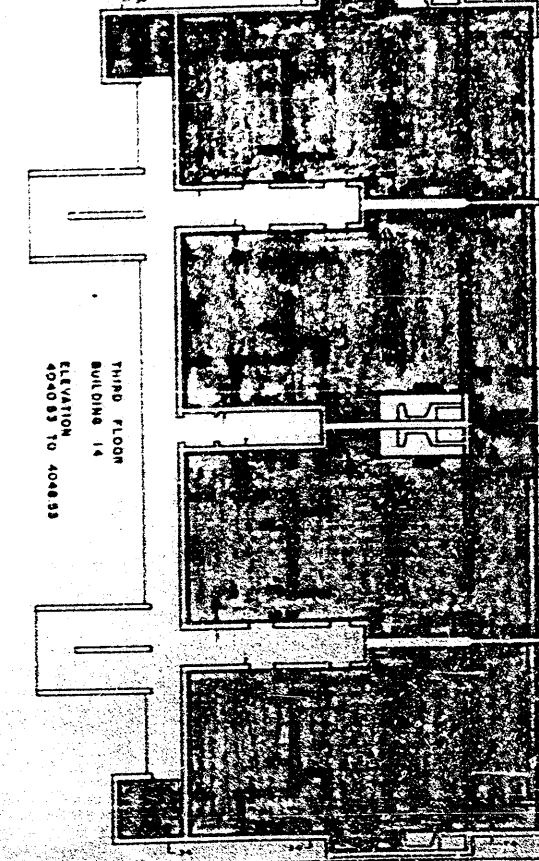
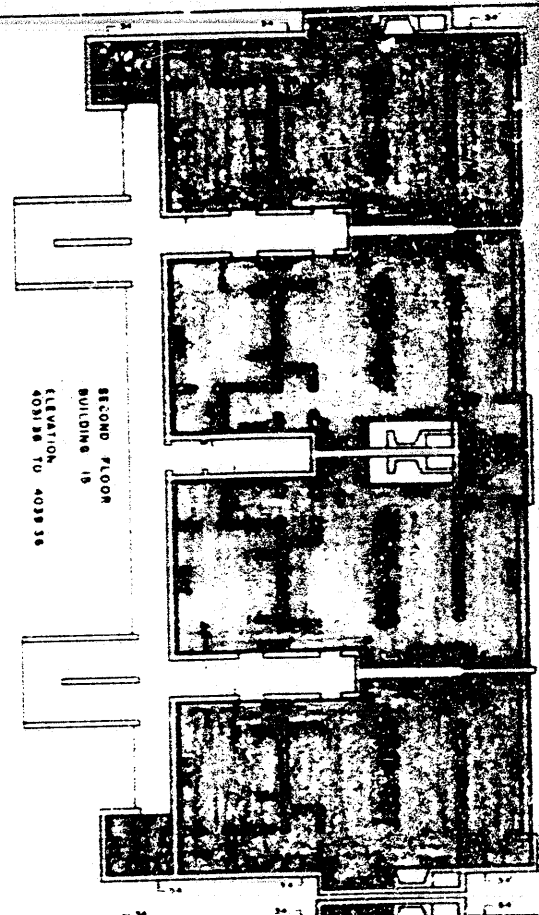
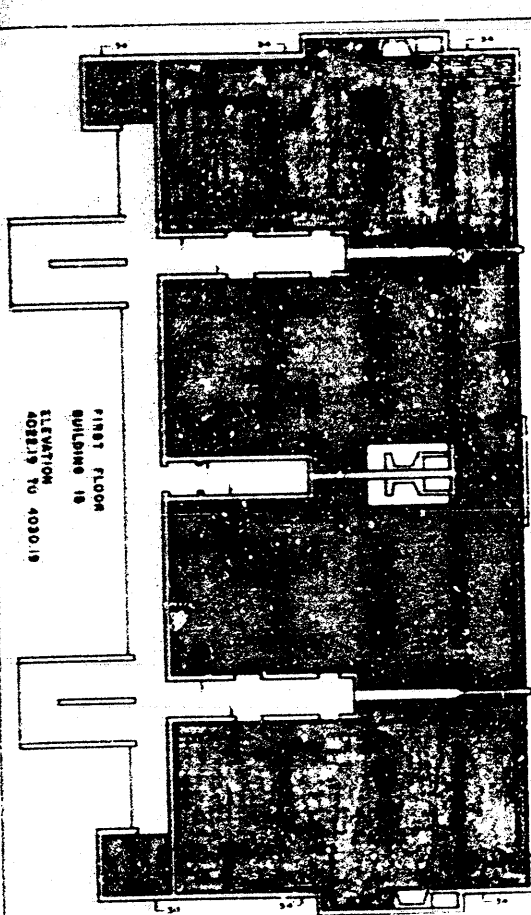
CENTER POINT IS NORTH 44.1° EAST  
AND 100 FEET FROM THE SOUTH  
AND SOUTHEAST CORNER OF SECTION 22,  
TOWNSHIP 14 SOUTH, RANGE 10 EAST,  
COUNTY OF BERKSHIRE, MASSACHUSETTS.



THE INN OF THE SEVENTH MOUNTAIN  
PHASE II  
SITE PLAN SHOWING EXACT LOCATION OF  
BUILDING IS  
PREPARED BY LEE C. PLANT, P.E.  
AUGUST 31, 1978

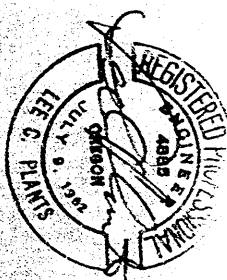


DATE: 12



THE INN OF THE SEVENTH MOUNTAIN  
PHASE 3E  
PLAN SHOWING UNITS IN BUILDING 18  
SCALE: 1/4" = 1'-0"  
PREPARED BY LEE C. PLANTS, P.E.  
AUGUST 31, 1972

NOTE  
[Symbol] DENOTES COMMON AREA  
[Symbol] DENOTES PRIVATE AREA  
ELEVATIONS BASED UPON JACCS BRASS CAP  
SET 1042 NO. 0389 398407 FEET  
DIMENSIONS GIVEN ARE INTERIOR  
MEASUREMENTS UNLESS OTHERWISE NOTED  
ELEVATIONS ARE FROM SUBFLOOR TO CEILING



SHEET 10



3175 INDEX

County Clerk  
I hereby certify that the within and  
true of which was received and recorded  
on 20th day of Sept 1972  
at 2:30 o'clock P. M. and according  
to Book 188 on Page 574 Records.  
at Deale  
ROSEMARY PATTERSON  
County Clerk  
By J. Schutte Deputy