

DECLARATION SUBMITTING MEADOW HOUSES  
TO OREGON UNIT OWNERSHIP LAW

PHASES 1 AND 2

THIS DECLARATION, pursuant to the provisions of the Oregon Unit Ownership Law, is made and executed this 5<sup>th</sup> day of December, 1971 by SUNRIVER PROPERTIES, INC., an Oregon corporation, hereinafter called "the Developer."

Developer proposes to create a condominium to be known as "Meadow Houses" which will be a part of Meadow Village, Sunriver, in Deschutes County, Oregon. Accordingly, Developer has subjected Meadow Houses to the Plan of Sunriver and annexed Meadow Houses to Meadow Village by instrument dated July 10, 1968 and recorded on July 11, 1969 in Volume 165 of the records of deeds of Deschutes County, Oregon, at page 496, and by amendment thereof dated May 24, 1971 and recorded on June 25, 1971 in Volume 176, at page 36.

The purpose of this declaration is to submit Phases 1 and 2 of Meadow Houses to the condominium form of ownership and use in the manner provided by the Oregon Unit Ownership Law.

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

1. Definitions. When used herein the following terms shall have the following meanings:

1.1 "Sunriver Declaration Establishing Meadow Houses and Annexing Meadow Houses to Meadow Village" shall mean that certain document dated July 10, 1969, recorded July 11, 1969 in Volume 165 of the records of deeds of Deschutes County, Oregon at page 496, as amended by instrument dated May 24, 1971 and recorded June 26, 1971 in Volume 176 of the records of deeds of Deschutes County, Oregon at page 36.

1.2 Incorporation by reference. Each of the terms defined in section 1 of the Sunriver Declaration Establishing Meadow Houses and Annexing Meadow Houses to Meadow Village shall have the meanings set forth in such section 1, including those definitions incorporated therein by reference. Each of the terms defined in the Oregon Unit Ownership Law, ORS 91.505, shall have the meanings set forth in such section.

2. Land description. The land submitted to the Oregon Unit Ownership Law hereunder is owned by the Developer and conveyed by it in fee simple interest. Upon the filing of this declaration, each unit owner will be entitled to certain nonexclusive easements within Sunriver as provided in the Plan of Sunriver and the Sunriver Declaration Establishing Meadow Houses and Annexing Meadow Houses to Meadow Village. The land being submitted, being Phases 1 and 2 of Meadow Houses, is located in Meadow Village, Sunriver, in Deschutes County, Oregon, and is more particularly described as follows.

A tract of land located in the Northeast Quarter of the Northwest Quarter of Section 5, Township 20 South, Range 11 East, W.M., and the Southeast Quarter of the Southwest Quarter of Section 32, Township 19 South, Range 11 East, W.M., more particularly described as follows:

Beginning at a point whence the North one-quarter corner of said Section 5 bears North 84°55'27" East, 638.76 feet; thence around a 100 foot radius curve right, 173.31 feet, long chord bears South 85°05'18" West, 152.42 feet; thence around a 600 foot radius curve right, 104.72 feet, long chord bears North 40°15'37" West, 104.59 feet; thence North 54°44'23" East 150.69 feet; thence North 08°51'46" West, 336.32 feet; thence North 72°08'12" East, 181.56 feet to a point on a 500 foot radius curve with a delta angle of 65°40'48"; thence around said curve 573.18 feet; (the long cord bears South 0°36'24" West 542.32 feet) to the point of beginning.

3. Name and unit description.

3.1 Name. The name by which the property submitted hereunder shall be known is "Meadow Houses."

3.2 Unit description. Phases 1 and 2 of Meadow Houses consist of 5 buildings containing 12 units. Each unit consists of a portion of a one-story building. Each building is of wood frame construction without basement and has a combination composition and shingle roof, cedar siding on the exterior walls, and interior and partition walls of wallboard and cedar paneling. The floors are concrete slabs covered with carpet, vinyl sheet goods or stone paving.

The dimensions of each of the units are set forth in the document entitled "Site Plan and Floor Plans of Meadow Houses, Phases 1 and 2," (hereinafter referred to as "the Site Plan"), filed simultaneously herewith and made a part of this declaration as if fully set forth herein. Each unit shown on the Site Plan shall include all outside exterior walls (except the siding thereon), the roof over the unit (except for the exterior chimney), the foundation and land under the foundation (including all pipes, ducts and utilities in or under the foundation), interior walls on sides common to other units (excluding the soundboard separating the units), all decks adjoining the unit, fences located on the decks (except for the exterior siding on such fences), and everything encompassed thereby. Each unit shall also include the garage air space listed in Exhibit A, attached hereto and made a part hereof, as well as the interior surfaces of the walls, doors, ceilings and floors encompassing such garage spaces.

4. Location of units. The designation and location of each unit and each garage space in Phases 1 and 2 is shown in the Site Plan, filed simultaneously herewith and made a part of this declaration as if fully set forth herein. The approximate area of each unit and the garage space applicable thereto is shown on Exhibit A, attached hereto and made a part hereof.

5. General common elements. The general common elements consist of the land (except for the land lying under any unit), pathways,

driveways, grounds and parking areas. The common elements also include the outside exterior siding of each building (including exterior siding on fences located on decks), exterior chimneys, and the soundboard separating units with common sides. Each unit will be entitled to an equal ownership interest in the general common elements, as is more particularly described in paragraph 12.4 below.

6. Limited common elements. Garage buildings, except for the interior surfaces and air space therein, shall constitute limited common elements. Each garage building shall pertain in equal proportions to the units containing space therein.

7. Use of property. Each unit is to be used as a single family dwelling. Additional limitations on use are contained in the Sunriver Declaration Establishing Meadow Houses and Annexing Meadow Houses to Meadow Village, the Plan of Sunriver and the Bylaws of the Association of Unit Owners of Meadow Houses filed herewith.

8. Common profits and expenses. The common profits derived from and the common expenses of the general common elements shall be distributed and charged to the unit owners according to the percentage of undivided interest of each in the general common elements. The profits derived from and expenses of any limited common element shall be distributed and charged to the unit owners to whose units such limited common element pertains.

9. Service of process. The name of the person to receive service of process in cases provided in subsection (1) of ORS 91.635 is JOHN O. NOFFZ and his place of business within Deschutes County, Oregon, is Great Hall, Sunriver, Oregon 97701.

10. Encroachments. If any portion of the common elements now encroaches upon any unit, or if any unit now encroaches upon any other unit or upon any portion of the common elements, as a result of the construction of any building, or if any such encroachment shall occur hereafter as a result of settling or shifting of any building, a valid easement for the encroachment and for the maintenance of the same so long as the building stands, shall exist. In the event any building, unit, adjoining unit, or adjoining common element, shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then rebuilt, encroachments of parts of the common elements upon any unit or of any unit upon any other unit or upon any portion of the common elements, due to such rebuilding, shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist so long as the building shall stand.

11. Adoption of bylaws. Upon the execution and filing of this declaration, the Developer, as the sole owner of all the units herein, shall adopt bylaws for the Association of Unit Owners of Meadow Houses, which bylaws are to be filed simultaneously herewith.

12. Plan of Development. Developer proposes to develop Meadow Houses in three phases. By filing this declaration, developer hereby submits Phases 1 and 2 to the condominium form of ownership and elects to proceed with the future development of Phase 3 in the manner described below. Upon completion of construction of Phase 3, developer will annex such Phase 3 to Meadow Houses by filing a supplement to this declaration pursuant to Section 3 of Chapter 414, Oregon Laws of 1971.

180 873

12.1 Maximum Number of Units. Phases 1 and 2 contain 6 units each. Phase 3 shall contain not more than 15 units.

12.2 Election to Proceed. Developer hereby elects to proceed with development of Phase 3.

12.3 Additional common elements. Developer does not propose to include in Phase 3 any common elements which would substantially increase the proportionate amount of the common expenses payable by owners of units in Phases 1 and 2.

12.4 Percentage interest in common elements. The percentage interest in the common elements of units in Phases 1 and 2 will change when Phase 3 is annexed to Meadow Houses. A chart showing the percentage interest in the common elements of each such unit upon the filing of this declaration and after the annexation of Phase 3 is attached hereto as Exhibit B.

IN WITNESS WHEREOF, Sunriver Properties, Inc. has caused this declaration to be executed this 5<sup>th</sup> day of December, 1971.

SUNRIVER PROPERTIES, INC.

By

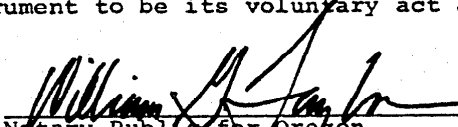
Charles D. Ellis  
President

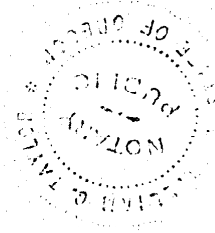
Attest:

John A. Koffy  
Secretary

STATE OF OREGON        )  
                              ) ss.  
County of Deschutes )

On this 3<sup>rd</sup> day of December, 1971, personally  
appeared before me Charles D. Allis who, being duly sworn,  
did say that he is the President of SUNRIVER PROPERTIES, INC.,  
an Oregon corporation, and that said instrument was signed in  
behalf of said corporation by authority of its board of directors;  
and he acknowledged said instrument to be its voluntary act and  
deed.

  
Notary Public for Oregon  
My Commission Expires: 8-2-75



VOL 180 PAGE 875

CERTIFICATE OF COMPLETION

To Whom It May Concern:

I, Saul Zaik, Partner of the architectural firm entitled Zaik/Miller/Butler, 4621 S. W. Kelly Avenue, Portland, Oregon, Architects of record for Meadow Houses, Sunriver, Oregon, do hereby certify that construction of buildings in Phase I & II is complete according to the plans and specifications, on this 3rd day of December, 1971.

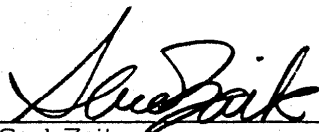
  
Saul Zaik

EXHIBIT A  
to  
DECLARATION SUBMITTING MEADOW HOUSES

Phases 1 and 2

to  
OREGON UNIT OWNERSHIP LAW

<u>Unit</u>	<u>Approximate Area in Square Feet</u>	<u>Garage Space</u>
1	1,096	
2	1,433	
3	1,717	G-3
4	1,216	
5	1,216	
6	1,717	
7	1,435	
8	1,216	G-8
9	1,717	
10	1,717	G-10
11	1,216	G-11
12	1,717	

EXHIBIT B  
to  
DECLARATION SUBMITTING MEADOW HOUSES

Phases 1 and 2

to  
OREGON UNIT OWNERSHIP LAW

Percentage interest in common elements  
of each unit in Phases 1 and 2

<u>Unit</u>	<u>Upon completion of Phases 1 and 2</u>	<u>Upon completion of Phase 3</u>
1	8.333	3.704
2	8.333	3.704
3	8.333	3.704
4	8.333	3.704
5	8.333	3.704
6	8.333	3.704
7	8.333	3.704
8	8.333	3.704
9	8.333	3.704
10	8.333	3.704
11	8.333	3.704
12	8.333	3.704

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STATE OF OREGON  
County of Deschutes

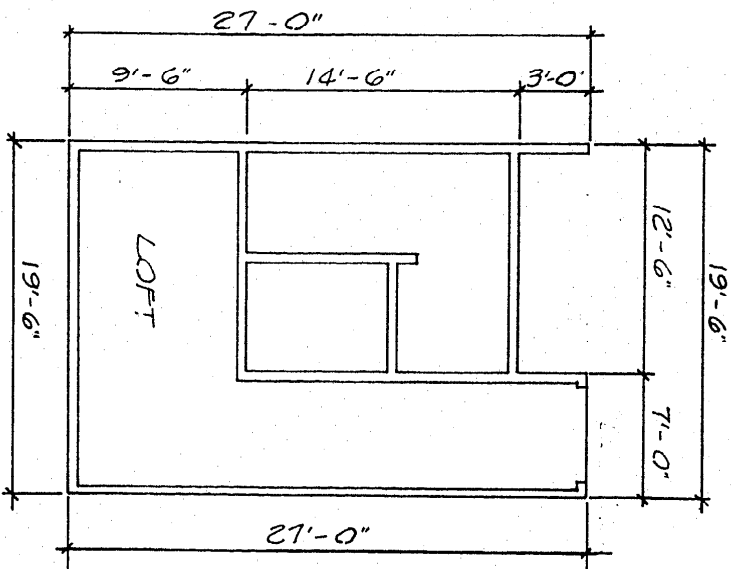
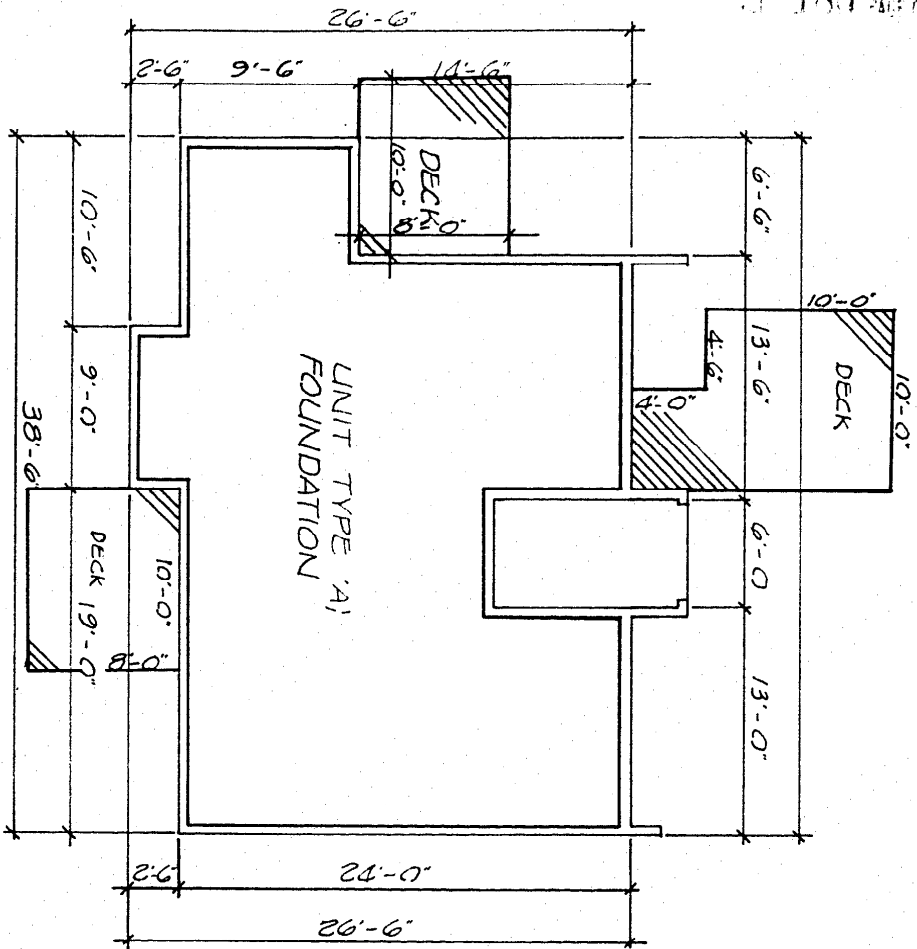
I hereby certify that the within instrument of writing was received for Record the 10 day of Dec A.D. 1971 at 3:10 o'clock P M., and recorded in Book 180 on Page 568 Records of Deschutes

ROSEMARY PATTERSON  
County Clerk

By Senie Puckett Deputy

INDEX

180-878



SUNRIVER PROPERTIES INC  
CONDOMINIUMS

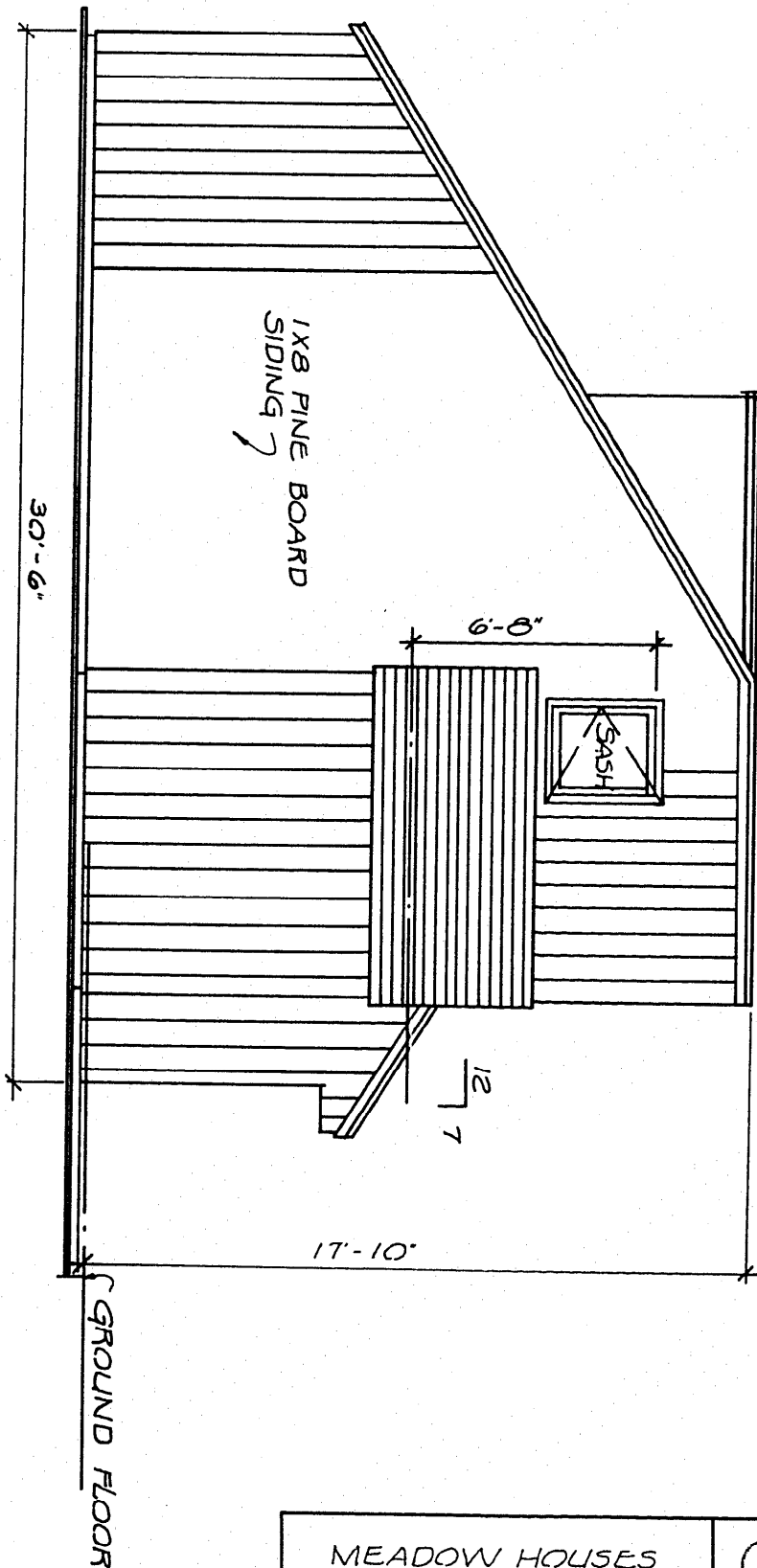
MEADOW HOUSES  
UNIT TYPE 'A'  
PHASE 1 & 2

DRAWN	DATE	SCALE	BOOK NO.	DRAWING NO.
DB	11/11/11	1/8"=1'-0"	117	

REGISTERED  
C O R E G O N  
LAND SURVEYOR  
Tom O. McCullough  
550

189-879

SIDE ELEVATION UNIT 'A'  
SUNRIVER PROPERTIES INC. CONDOMINIUMS



MEADOW HOUSES  
UNIT TYPE 'A'  
PHASE 1 & 2

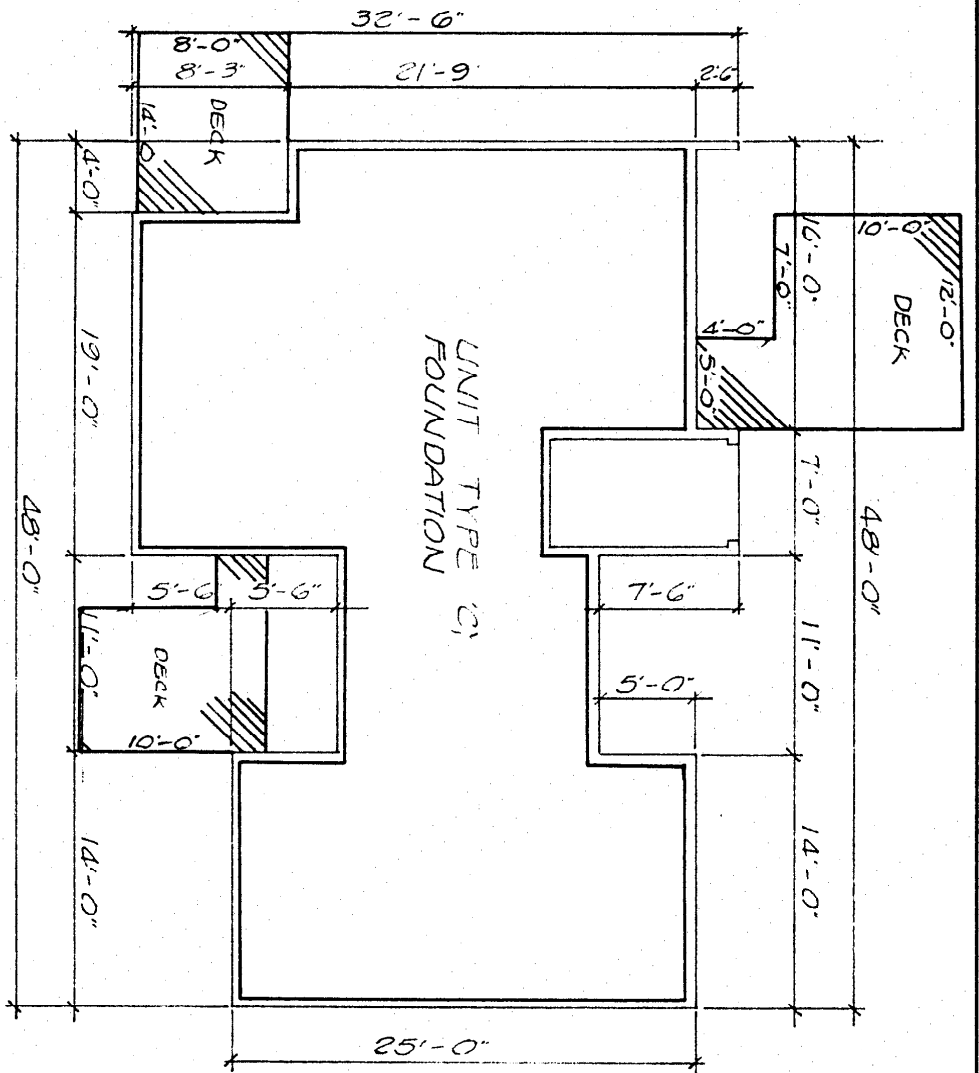
M<sup>C</sup>CULLOUGH, BRYANT & ASSOCIATES  
CORVALLIS, OREGON

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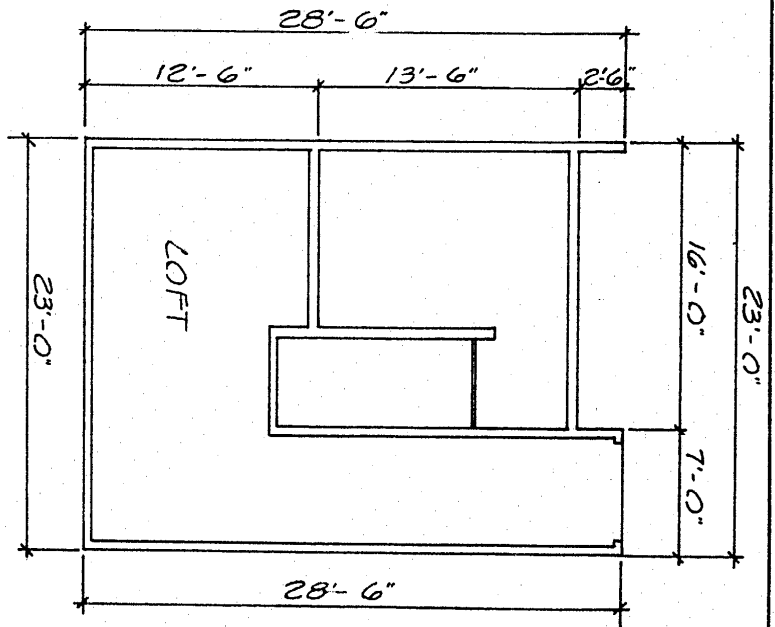
REGISTERED  
OREGON  
LAND SURVEYOR

*Land McCallum*

11/26/77  
CORVALLIS, OREGON  
550



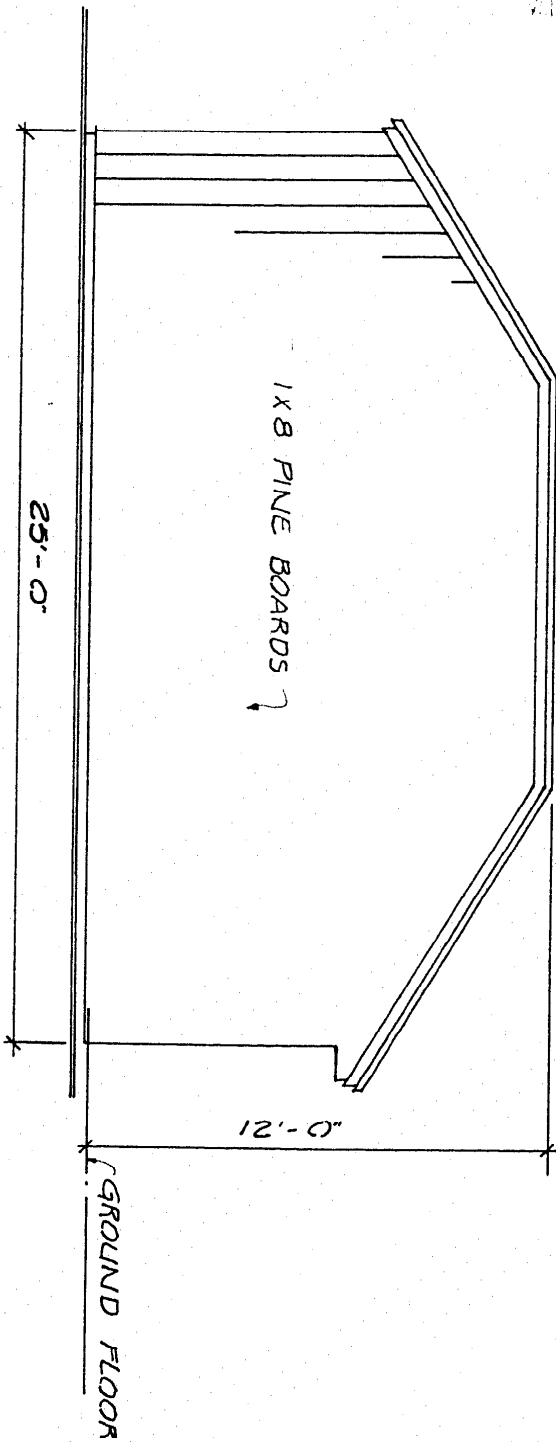
SUNRIVER PROPERTIES INC.  
CONDOMINIUMS



MEADOW HOUSES UNIT TYPE 'C' PHASE 1 & 2				REGISTERED OREGON LAND SURVEYOR  <i>Tom O. McCullough</i> JULY 10, 1994 TOM O. MCCULLOUGH 650	
M <sup>C</sup> CULLOUGH & BRYANT CORVALLIS, OREGON		DATE: 11/17/11		SCALE: 1/8"=1'-0"	117
DRAWN: [Signature]		DATE: 11/17/11		SCALE: 1/8"=1'-0"	117

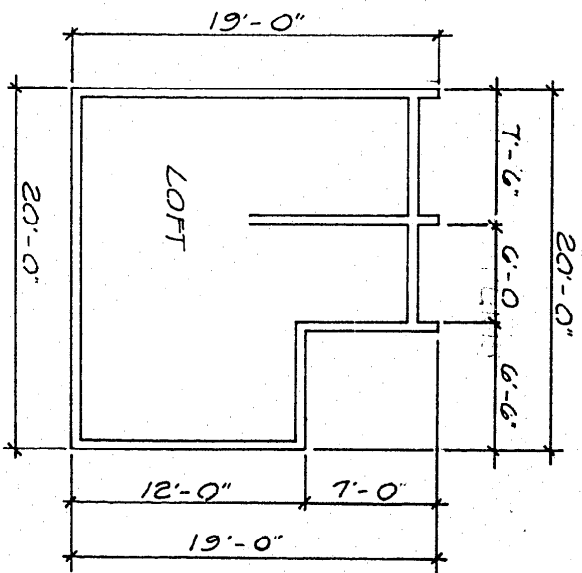
SUNRIVER PROPERTIES INC.  
CONDOMINIUMS

181 881



SIDE ELEVATION UNIT 'C1'

MEADOW HOUSES UNIT TYPE 'C1' PHASE 1 & 2				REGISTERED OREGON LAND SURVEYOR  <i>Tom O. McCullough</i> JULY 10, 1964 TOM O. MCCULLOUGH 650
MCCULLOUGH, BRYANT & ASSOCIATES CORVALLIS, OREGON				
DRAWN BY HGL	DATE 11/24/71	SCALE 1/4"=1'-0"	BOOK NO 117	DRAWING NO



MEADOW HOUSE  
UNIT TYPE 'A'  
PHASE 1 & 2

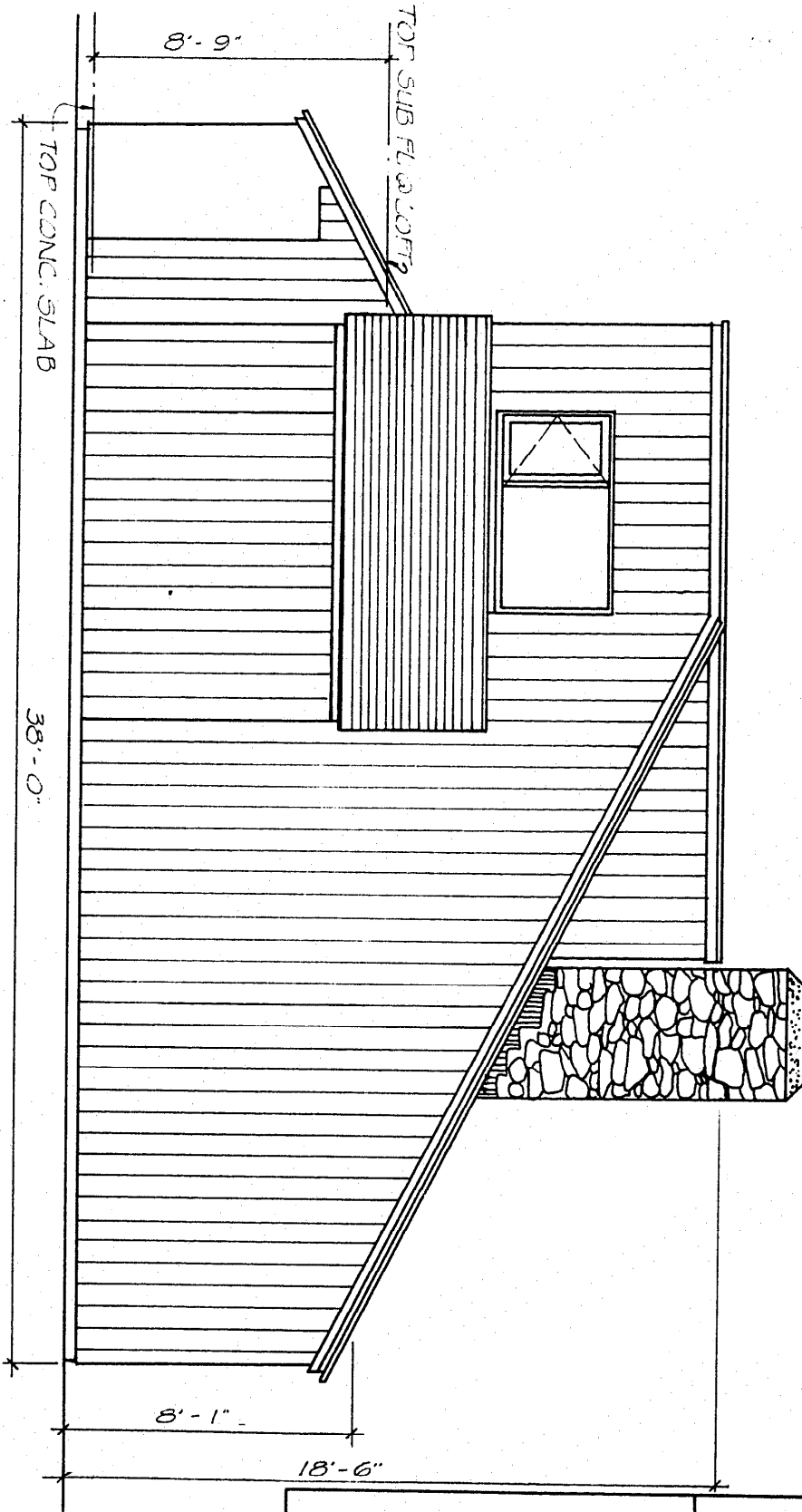
McCULLOUGH & BRYANT  
CORVALLIS, OREGON

DRAWN	DATE	SCALE	BOOK	DWG. NO.
DMC	11/11/71	1"=1'-0"	117	

REGISTERED  
SURVEYOR  
ON  
LAND  
I am O. McCallough  
JAN 10, 1964  
TOM O. MCCULLOUGH  
650

181-1883

SIDE ELEVATION UNIT 'A'



SUNRIVER PROPERTIES INC.  
CONDOMINIUMS

MEADOW HOUSES  
UNIT TYPE 'A'  
PHASE 1 & 2

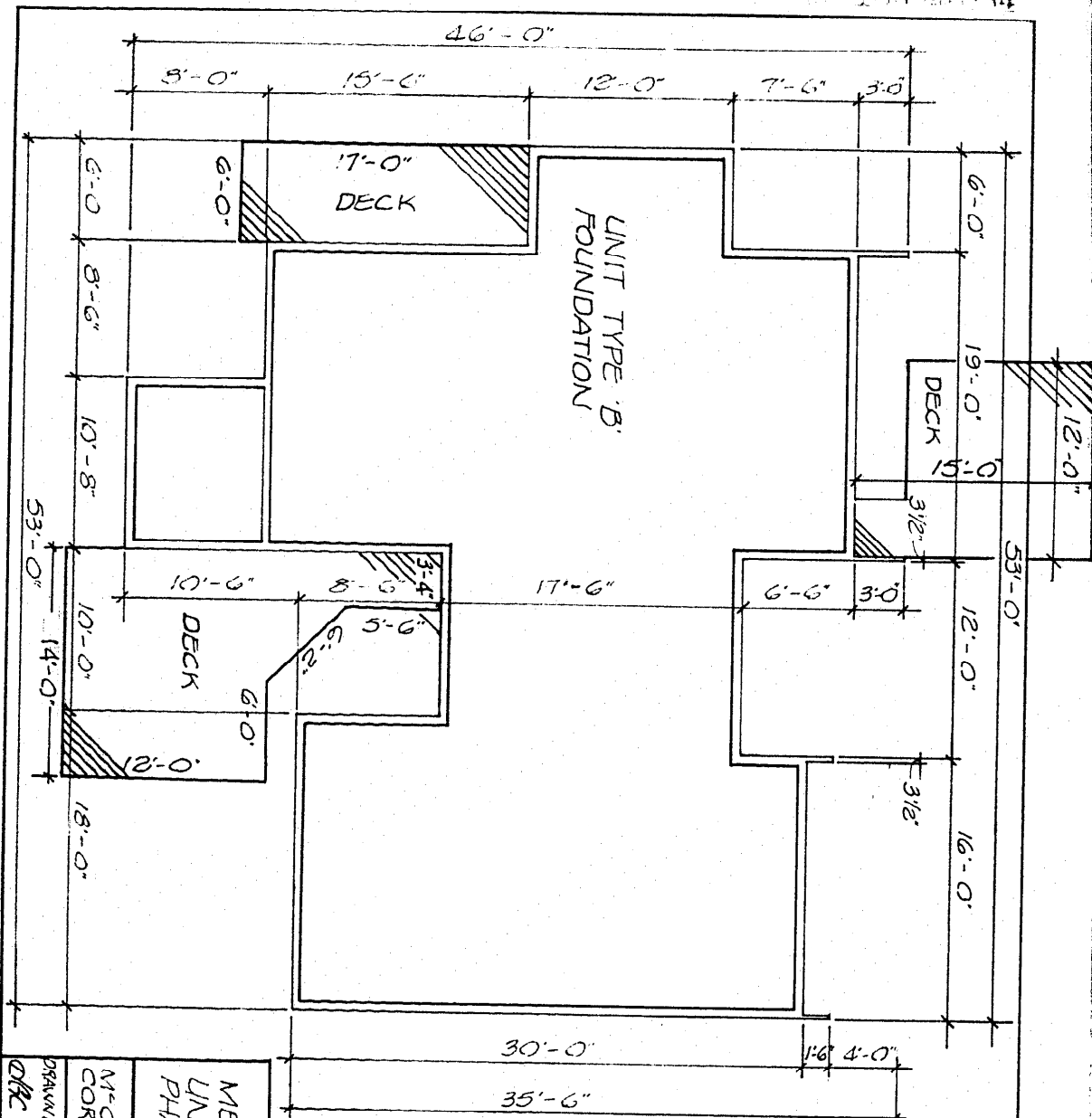
McCULLOUGH, BRYANT & ASSOCIATES  
CORVALLIS, OREGON

DRAWN	DATE	SCALE	BOOK NO.	DRAWG. NO.
BY d.g.c.	11/26/71	3/8" = 1'-0"	117	

REGISTERED  
OREGON  
LAND SURVEYOR

*Tom O. McCullough*  
JUL 10, 1967  
TOM O. McCULLOUGH  
656

18-1-11-11-11

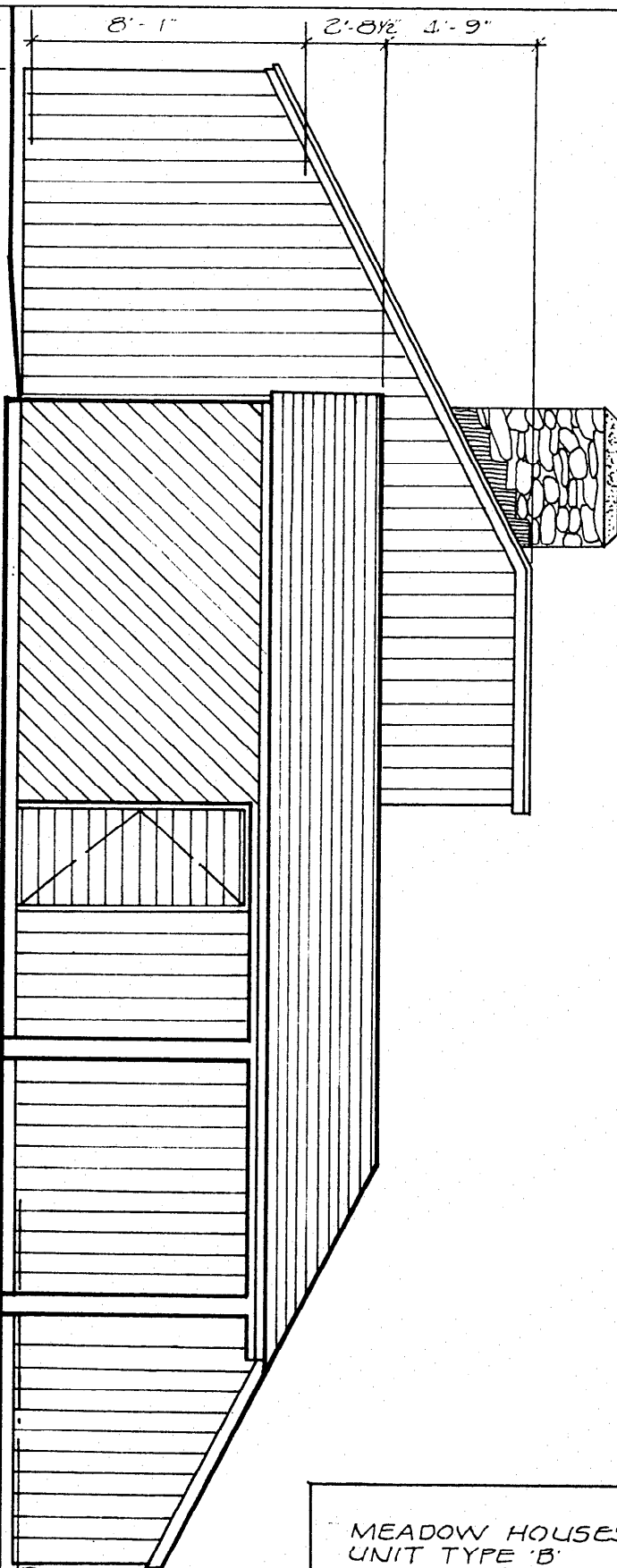


SUNRISE PROPERTIES  
CONDOMINIUMS

MEADOW HOUSE UNIT TYPE 'B' PHASE 1 & 2				REGISTERED O R E G O N LAND SURVEYOR	
MCCULLOUGH & BRYANT CORVALLIS, OREGON				JULY 10, 1963	
DRAWN BY	DATE	SCALE	BOOK NO.	DRWING	
OKC	11/11/61	1/8" = 1'-0"	117		
LOW D. McCULLOUGH				650	

SIDE ELEVATION UNIT 'B'

46'-6"



GROUND FL

180 10000

SUNRIVER PROPERTIES INC.  
CONDOMINIUMS

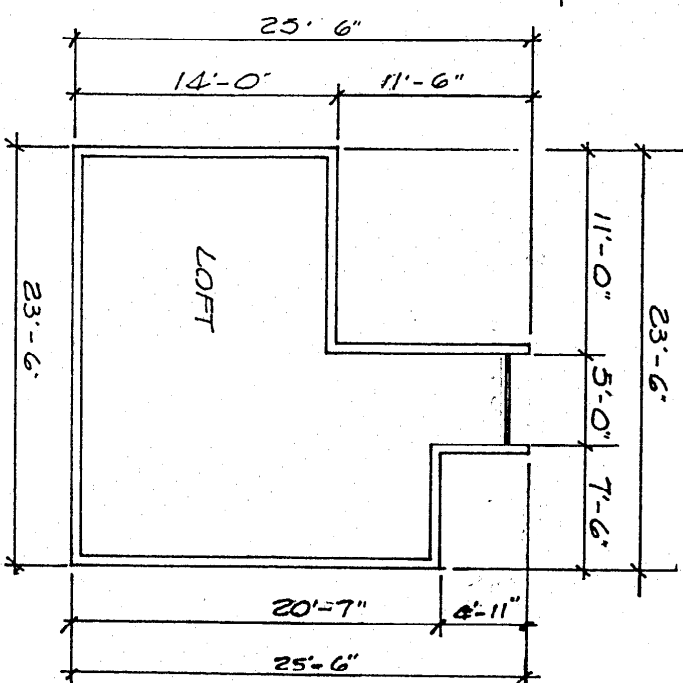
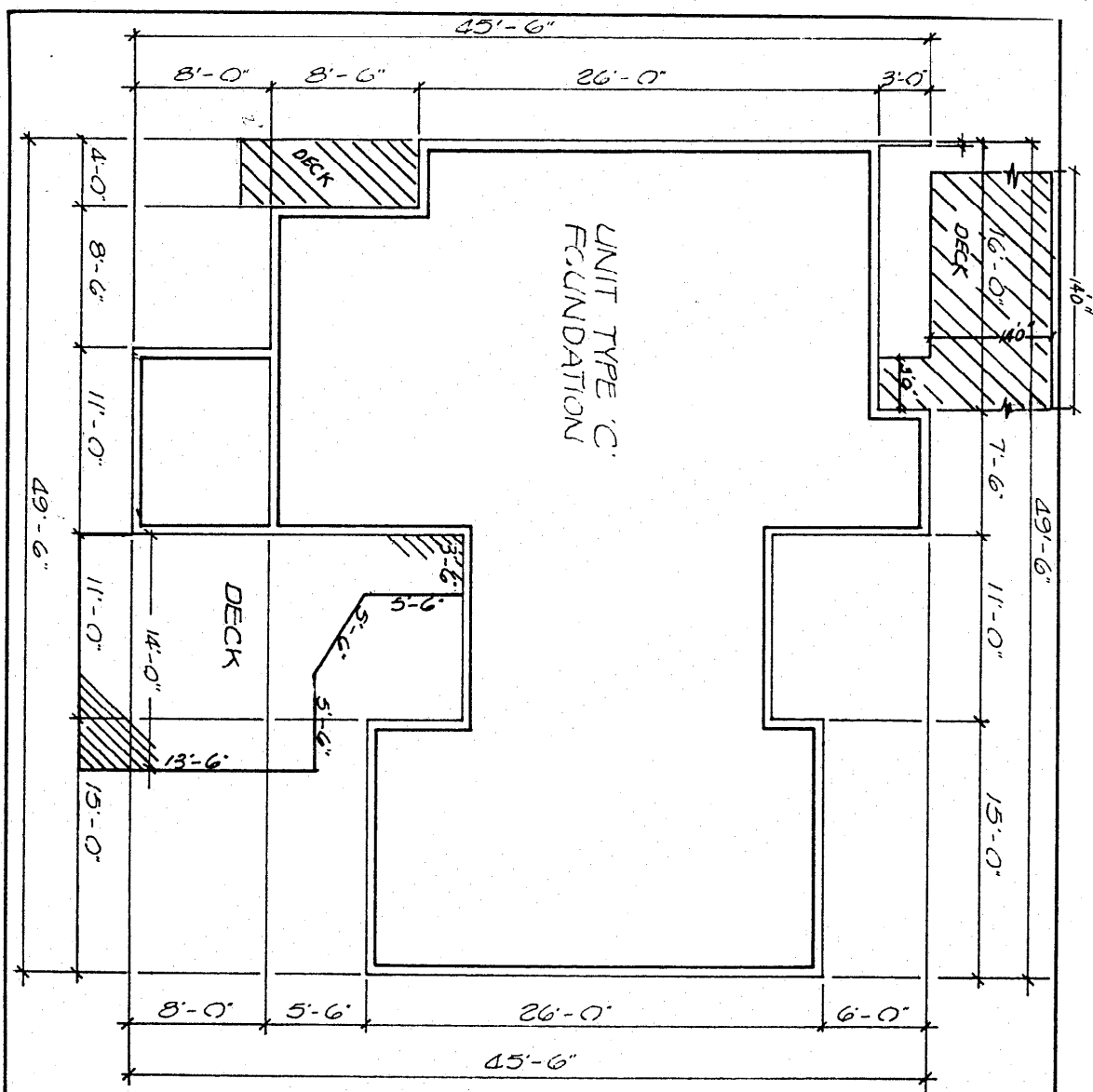
MEADOW HOUSES  
UNIT TYPE 'B'  
PHASE 1 & 2

McCULLOUGH, BRYANT & ASSOCIATES  
CORVALLIS, OREGON

DRAWN	DATE	SCALE	BOOK NO.	DRWG. NO.
B.Y. 11/26/11	11/26/11	1/4" = 1'-0"	117	

REGISTERED  
OREGON  
LAND SURVEYOR

*Tom O. McCullough*  
TOM O. McCULLOUGH  
650



SUNRIVER PROPERTIES  
CONDOMINIUMS

MEADOW HOUSE  
UNIT TYPE 'C'  
PHASE 1 & 2

MC CULLOUGH & BRYANT  
CORVALLIS, OREGON

DRAWN BY	DATE	SCALE	BOOK NO	DRAWING NO
DJG	11/11/71	1/8"=1'-0"	117	

Jan. 5. W. P. P. P.

REGISTERED  
OFFICER  
LAND SURVEYOR

APR 10 1961  
TOM O. McCULLOUGH  
650

181-887

18'-6 1/2"

45'-6"

6'-8"

SIDE ELEVATION UNIT 'C'

SUNRIVER PROPERTIES INC.  
CONDOMINIUMS

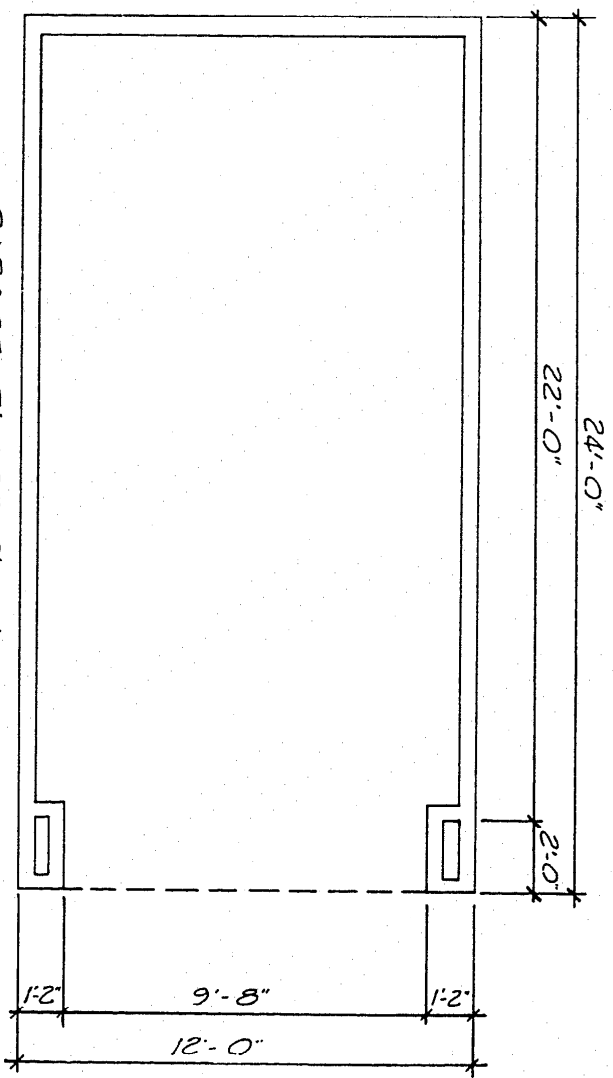
MEADOW HOUSES  
UNIT TYPE 'C'  
PHASE 1 & 2

McCULLOUGH, BRYANT & ASSOCIATES  
CORVALLIS, OREGON

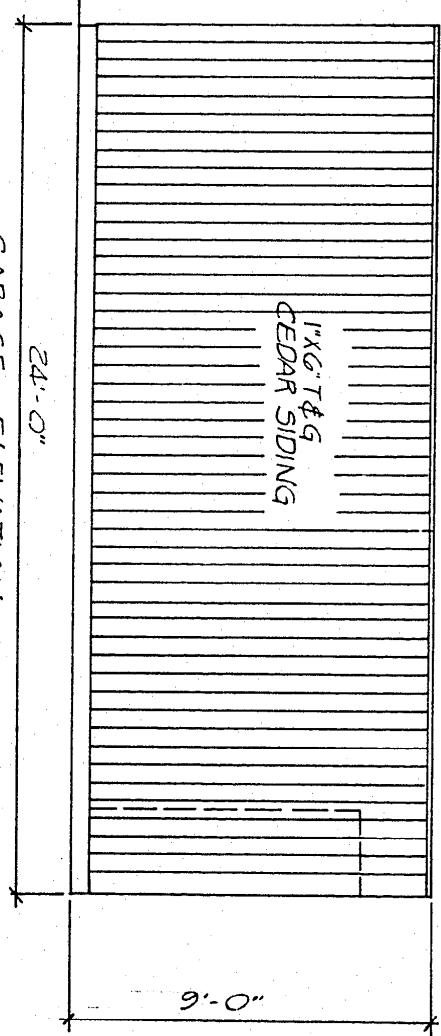
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REGISTERED  
OREGON  
LAND SURVEYOR

*James McCullough*  
JAMES M. McCULLOUGH  
181-887



GARAGE FLOOR PLAN



GARAGE ELEVATION

SUNRIVER PROPERTIES INC.  
CONDOMINIUMS

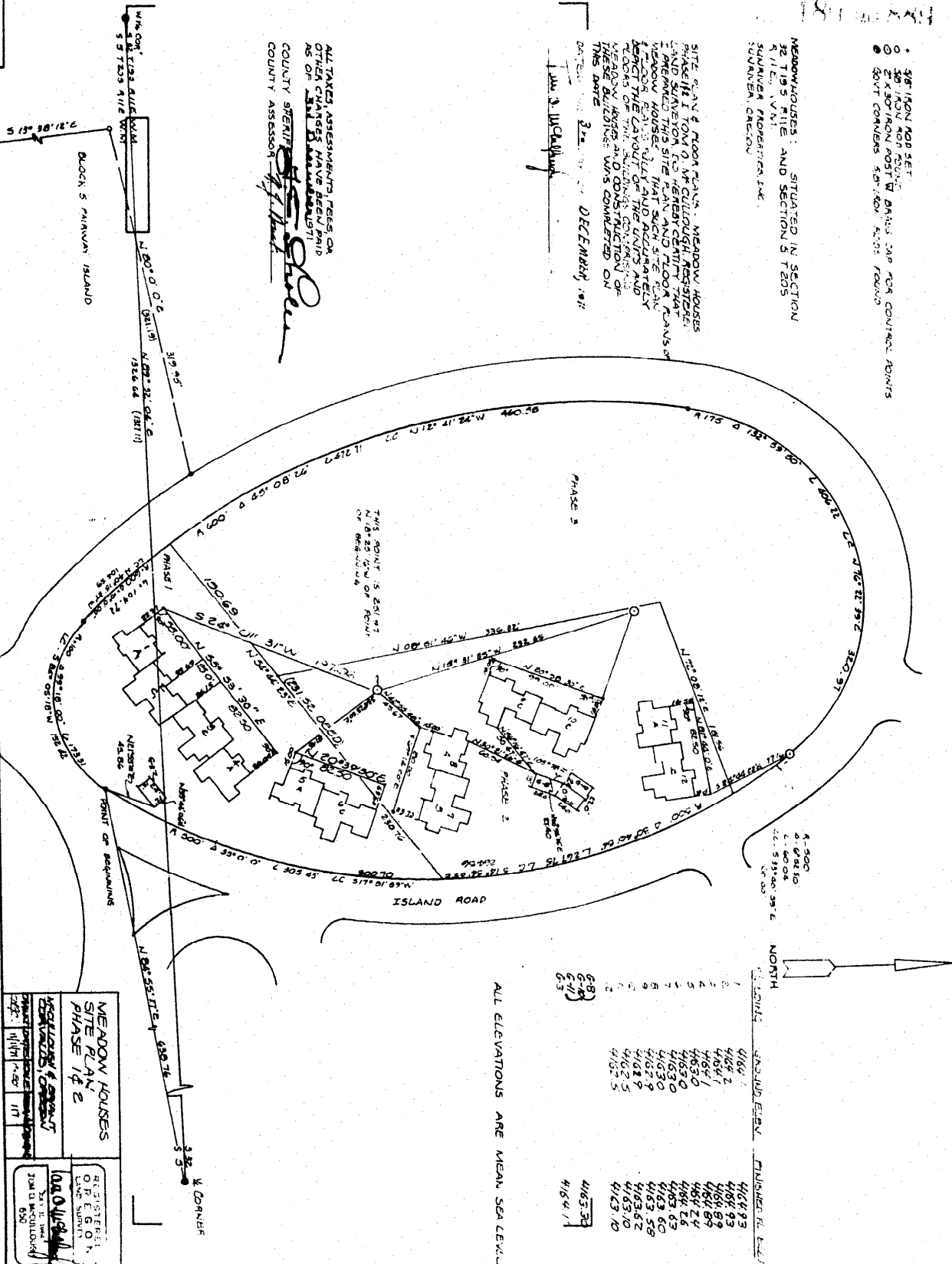
MEADOW HOUSES UNIT TYPE 1 GARAGE PHASE 1 & 2				REGISTERED OREGON LAND SURVEYOR <i>Tom C. McCall</i> TOM C. MCCALL 600
MCCULLOUGH, BRYANT & ASSOCIATES CORVALLIS, OREGON				
DRAWN BY HGC	DATE 11/26/71	SCALE 1/4"=1'-0"	BOOK NO. 117	DRAWN BY HGC

- MEADOWHOUSES: SITUATED IN SECTION  
32 T19S 11E AND SECTION 5 T20S  
51E, 11N.  
SUNRISE PROPERTIES, INC.  
SUNRISE, OREGON

[illegible]

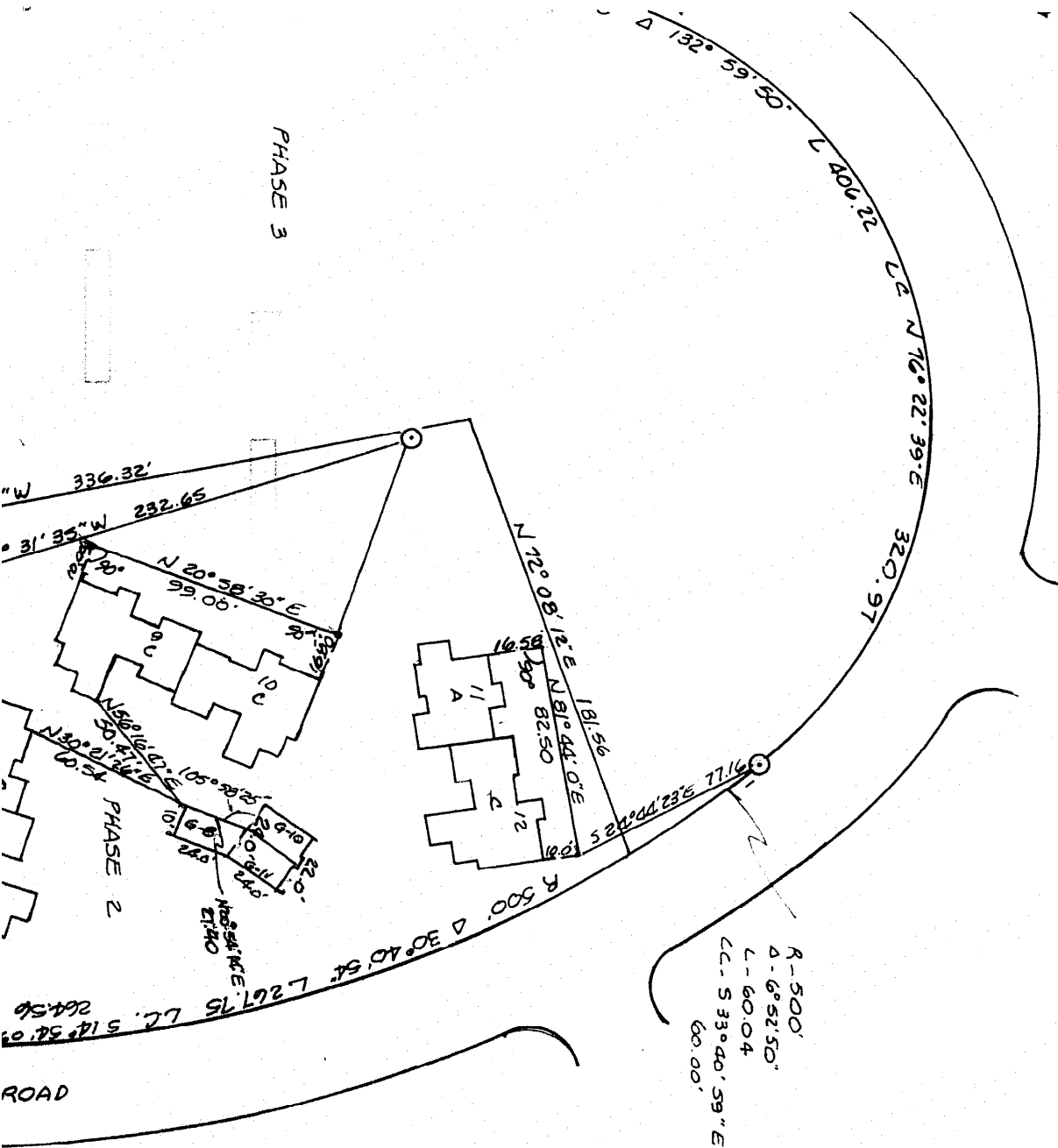
DATE 3<sup>rd</sup> DECEMBER, 1971

ALL TAXES, ASSESSMENTS, FEES, OR  
OTHER CHARGES HAVE BEEN PAID  
AS OF 31st December 1971  
COUNTY STENIE Stenier  
COUNTY ASSESSOR W. J. Hunt

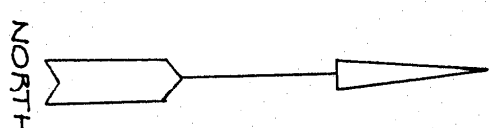


- MEADOWHOUSES: SITUATED IN SECTION  
32 T19S R11E AND SECTION 5 T20S  
R11E, W.M.  
SUNRIVER PROPERTIES, INC.,  
SUNRIVER, OREGON

DATED THIS 3<sup>rd</sup> DAY OF DECEMBER, 1971



R-500'  
Δ-6° 52' 50"  
L-60.04  
C.C. S 33° 40' 59" E  
60.00'



BUILDING	GROUND ELEV.	FINISHED FL
1	4164.1	4164.93
2	4164.2	4164.93
3	4164.1	4164.89
4	4164.1	4164.89
5	4163.0	4164.24
6	4163.0	4164.26
7	4163.0	4163.63
8	4163.0	4163.60
9	4162.9	4163.52
10	4162.9	4163.62
11	4162.5	4163.10
12	4162.5	4163.10
(G-8)		4163.30
(G-10)		4164.11
(G-11)		4164.11
(G-3)		4164.11

ALL ELEVATIONS ARE MEAN SEA L



DATED THIS 3<sup>rd</sup> DAY OF DECEMBER, 1911

1 am J. McCaffrey

O.R.L.S

ALL TAXES, ASSESSMENTS, FEES, OR  
OTHER CHARGES HAVE BEEN PAID  
AS OF 3rd December 1971

COUNTY SHERIFF  
COUNTY ASSESSOR - J. J. H. H.

MAVE BEEN PAID  
~~NUMBER~~ 1971  
 08-11-1971  
 08-11-1971

