

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 3rd 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.

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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 $84^{\circ}55'27''$ East, 638.76 feet; thence around a 100 foot radius curve right, 173.31 feet, long chord bears South $85^{\circ}05'18''$ West, 152.42 feet; thence around a 600 foot radius curve right, 104.72 feet, long chord bears North $40^{\circ}15'37''$ West, 104.59 feet; thence North $54^{\circ}44'23''$ East 150.69 feet; thence North $08^{\circ}51'46''$ West, 336.32 feet; thence North $72^{\circ}08'12''$ East, 181.56 feet to a point on a 500 foot radius curve with a delta angle of $65^{\circ}40'48''$; thence around said curve 573.18 feet; (the long cord bears South $0^{\circ}36'24''$ 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.

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 3rd day of December, 1971.

SUNRIVER PROPERTIES, INC.

By

Charles D. Ellis

President

Attest:

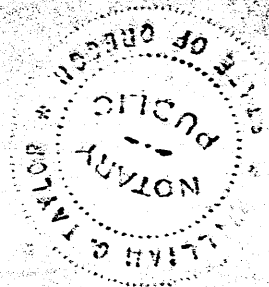
John O. Coffey
Secretary

STATE OF OREGON)
) ss.
County of Deschutes)

On this 3rd 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

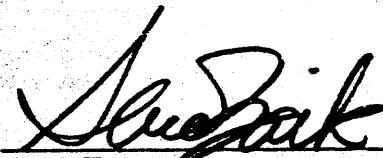
My Commission Expires: 8-2-75



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

6698

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

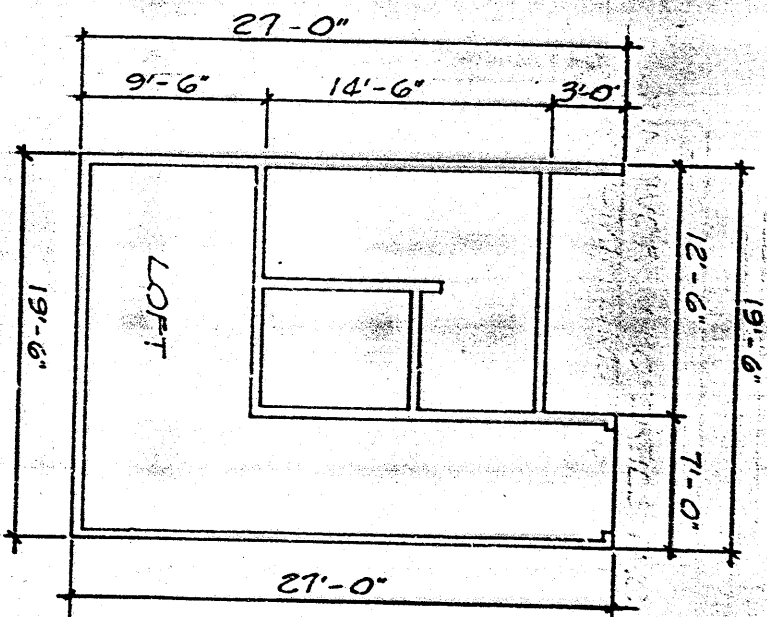
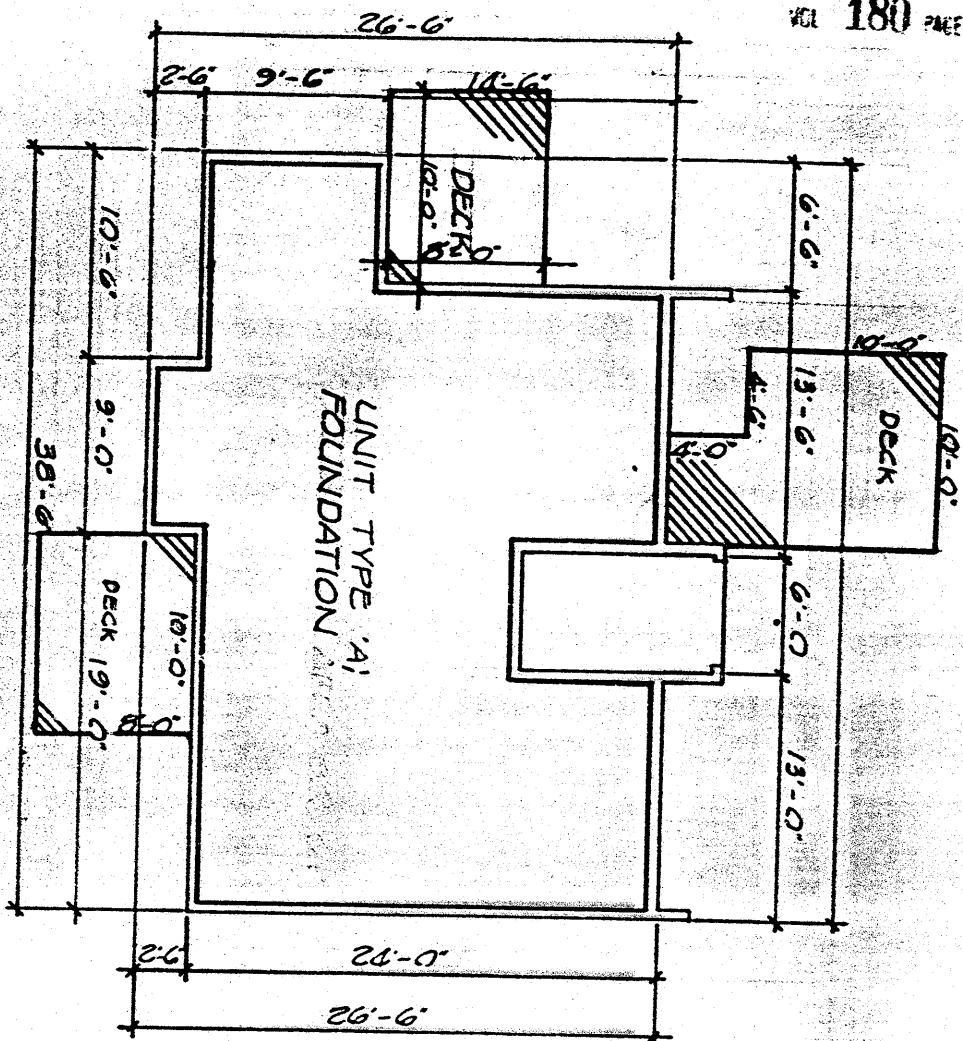
of Deschutes

ROSEMARY PATTERSON

County Clerk

By Janice Pinkerton Deputy

INDEX



SUNRIVER PROPERTIES INC
CONDOMINIUMS

MEADOW HOUSES
UNIT TYPE 'A'
PHASE 1 & 2

McCULLOUGH & BRYANT
CORVALLIS, OREGON

DRAWN DATE SCALE ROOM NO. DRAWN
JBC 11/11/11 1/8"=1'-0" 117

REGISTERED
CORVALLIS
LAND SURVEYOR
JULY 10, 1964
TOM O. MCCULLOUGH
650

1x8 PINE BOARD
SIDING

30'-6"

SIDE ELEVATION UNIT 'A'

SUNRISE PROPERTIES INC. CONDOMINIUMS

GROUND FLOOR

17'-10"

6'-0"

WASH

12
7

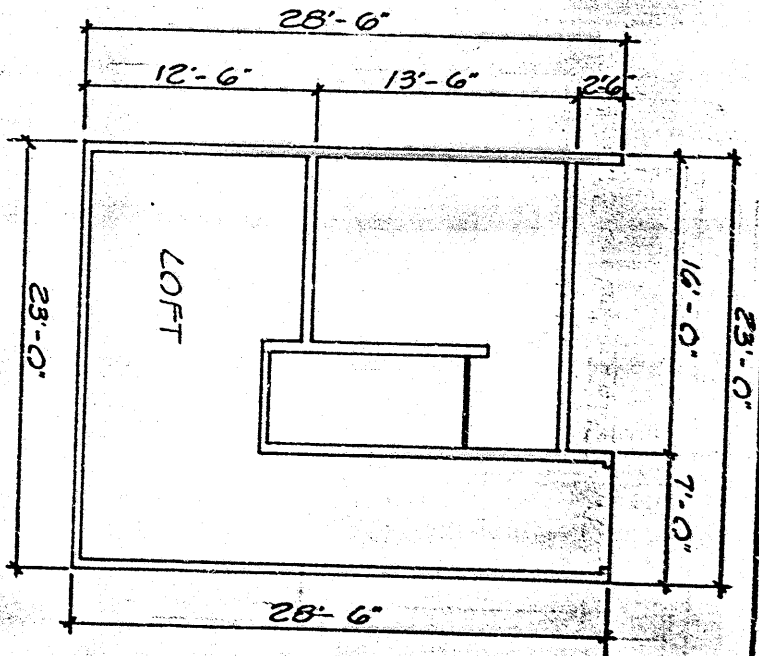
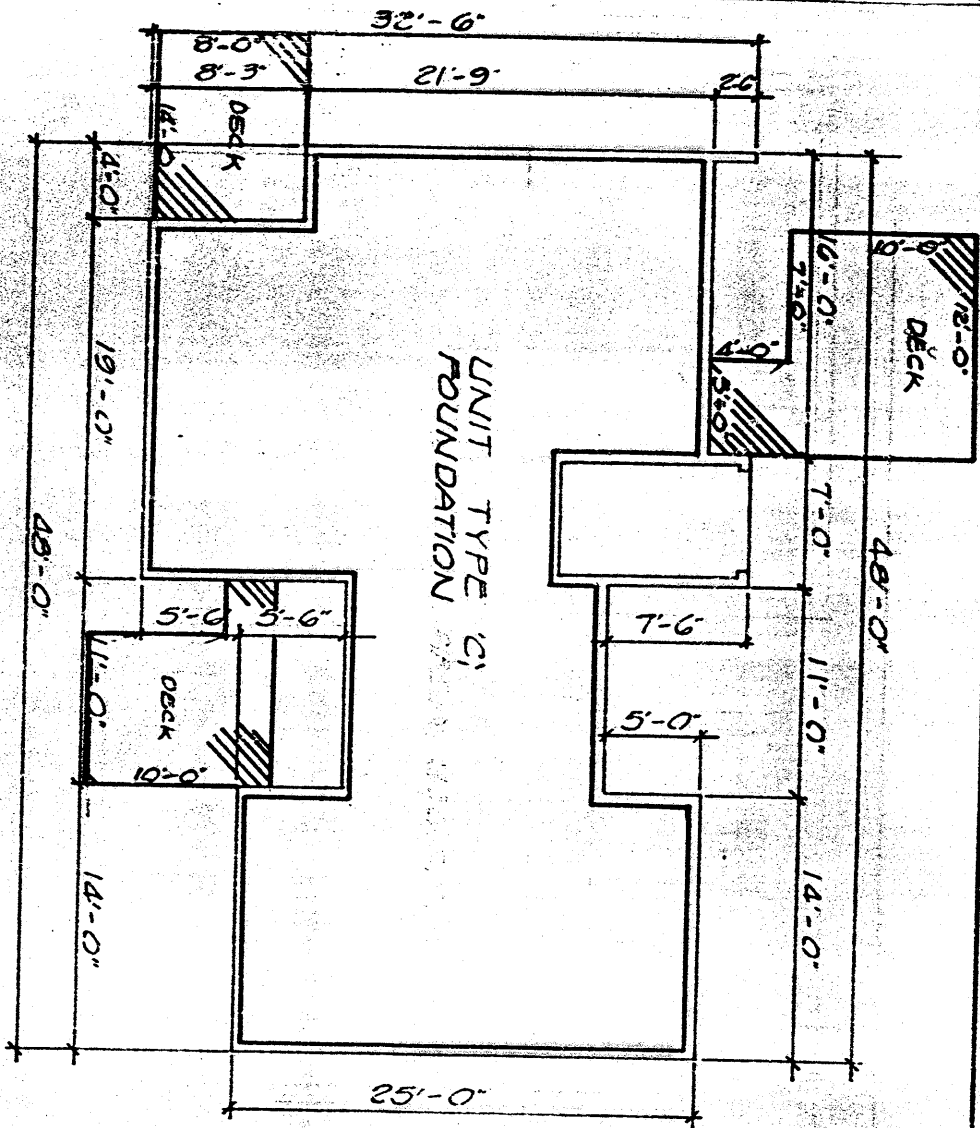
MEADOW HOUSES
UNIT TYPE 'A'
PHASE 1 & 2

MCCULLOUGH, BRYANT & ASSOCIATES
CORVALLIS, OREGON

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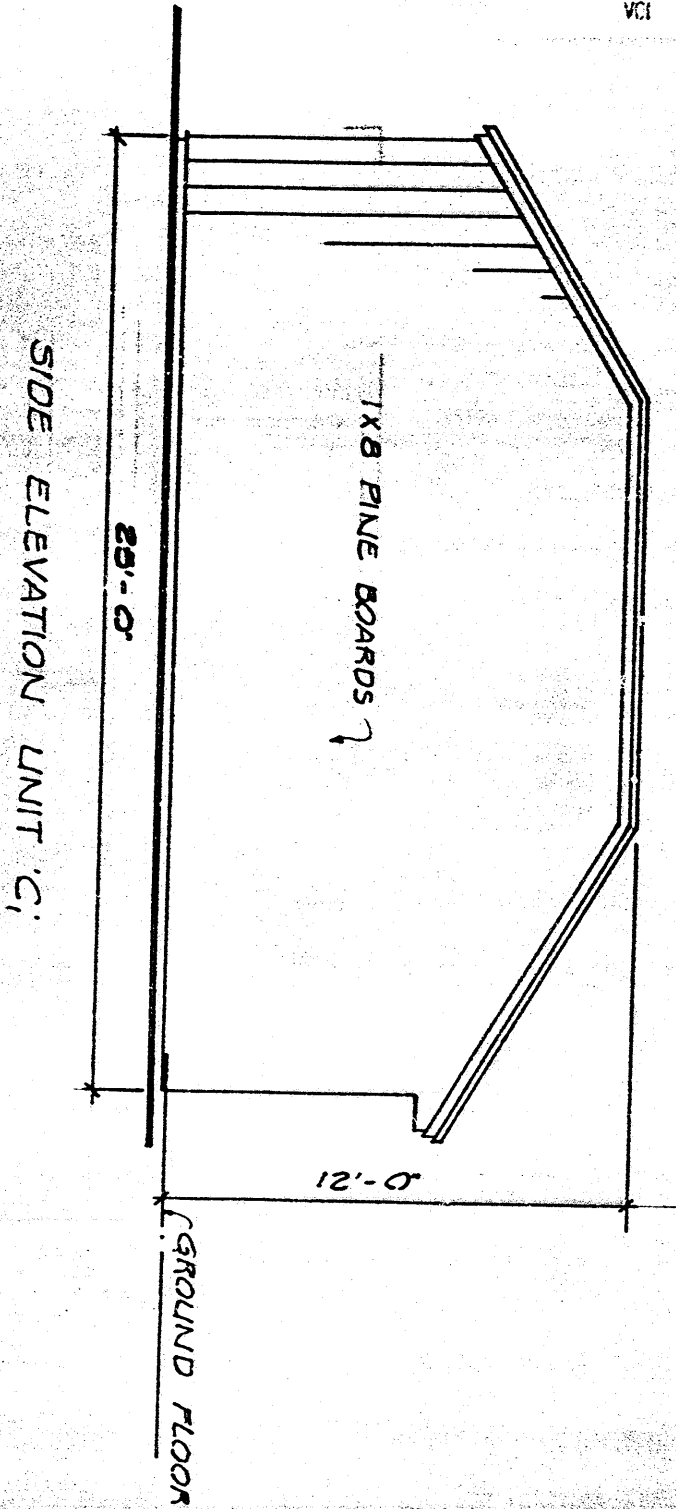
REGISTERED
OREGON
LAND SURVEYOR

Tom O. McCullough
JULY 10, 1954
TOM O. MCCULLOUGH
650



SUNRISE PROPERTIES INC.
CONDOMINIUMS

MEADOW HOUSES UNIT TYPE 'C' PHASE 1 & 2				REGISTERED O R E G O N LAND SURVEYOR	
DESIGNED BY	DATE	SCALE	BOOK	APPENDIX	
DRG	11/11/71	1/8"=1'-0"	117		
Mc CULLOUGH & BRYANT CORVALLIS, OREGON				TOM O. McCULLOUGH	
				JULY 10, 1964	
				650	



SUNRISE PROPERTIES INC.
CONDOMINIUMS

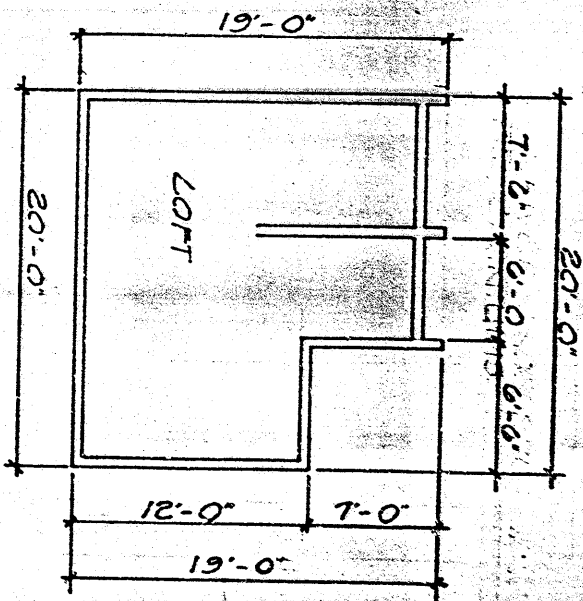
MEADOW HOUSES
UNIT TYPE C1
PHASE 1 & 2

MCCULLOUGH, BRYANT & ASSOCIATES
CORVALLIS, OREGON

DATE	SCALE	BOOK	DATE
11/24/71	1/2"=1'-0"	117	08/05/16

REGISTERED
OREGON
LAND SURVEYOR

TOM O. MCCULLOUGH
JULY 10, 1964
650



REGISTERED
O R E G O N
LAND SURVEYOR

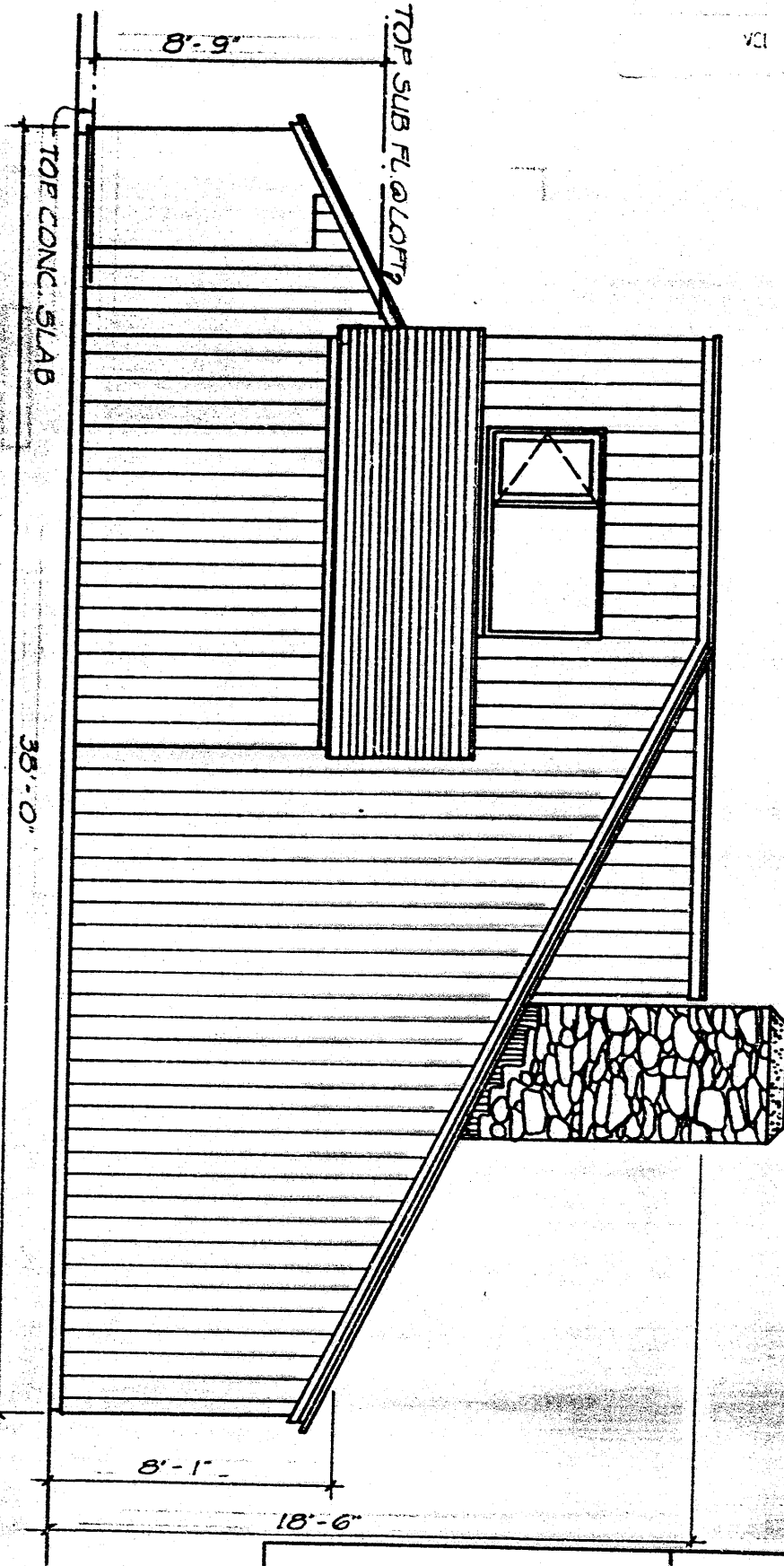
Law O. McCullough

JULY 7, 1964

TOM O. MCCULLOUGH
650

1000
JULY 4, 1964
TOM O. MCCULLOUGH
650

SIDE ELEVATION UNIT 'A'



SUNRISE PROPERTIES INC.
CONDOMINIUMS

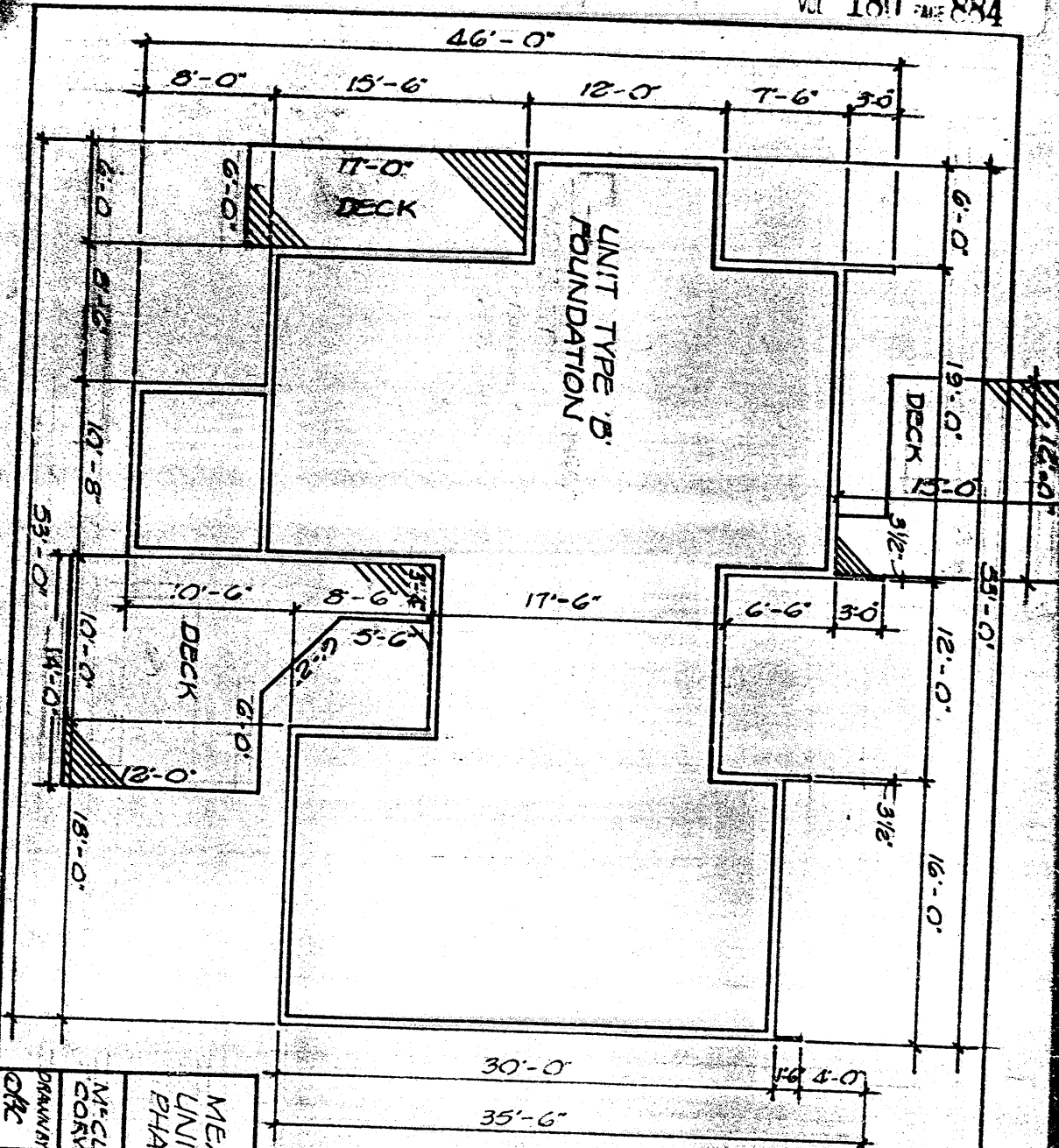
MEADOW HOUSES
UNIT TYPE 'A'
PHASE 1 & 2

MCCULLOUGH, BRYANT & ASSOCIATES
CORVALLIS, OREGON

DRAWN BY D.G.C.	DATE 11/26/77	SCALE 1/8" = 1'-0"	BOOK NO. 117	DRAWING NO. 117
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REGISTERED
OREGON
LAND SURVEYOR

JULY 10, 1964
TOM O. MCCULLOUGH
650



SUNRIVER PROPERTIES
CONDOMINIUMS

MEADOW HOUSE
UNIT TYPE 'B'
PHASE 1 & 2

MCCULLOUGH & BRYANT
CORVALLIS, OREGON

DRAWN BY	DATE	SCALE	REVISION	BY
CHC	11/11/74	1/8"=1'-0"	117	

REGISTERED
O R E G O N
L A N D
S U R V E Y O R

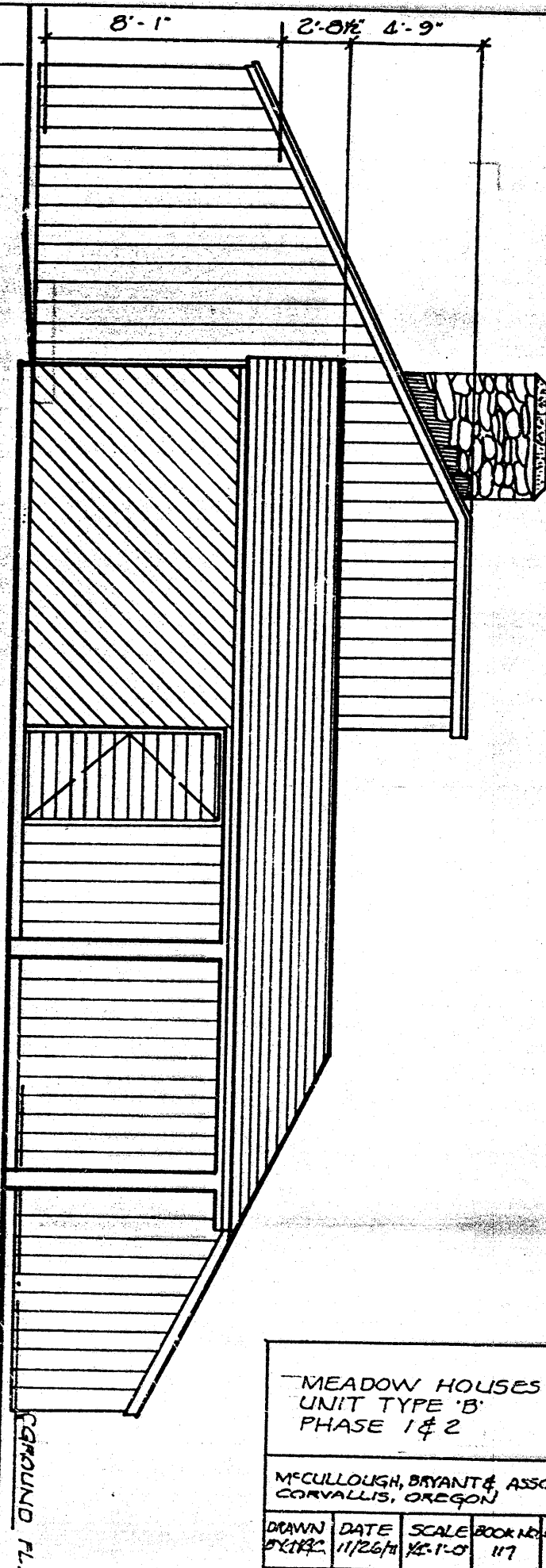
Don O. McCullough

JULY 10, 1984
DON O. MCCULLOUGH
650

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SIDE ELEVATION UNIT 'B'

46'-6"



SUNRIVER PROPERTIES INC.
CONDOMINIUMS

MEADOW HOUSES
UNIT TYPE 'B'
PHASE 1 & 2

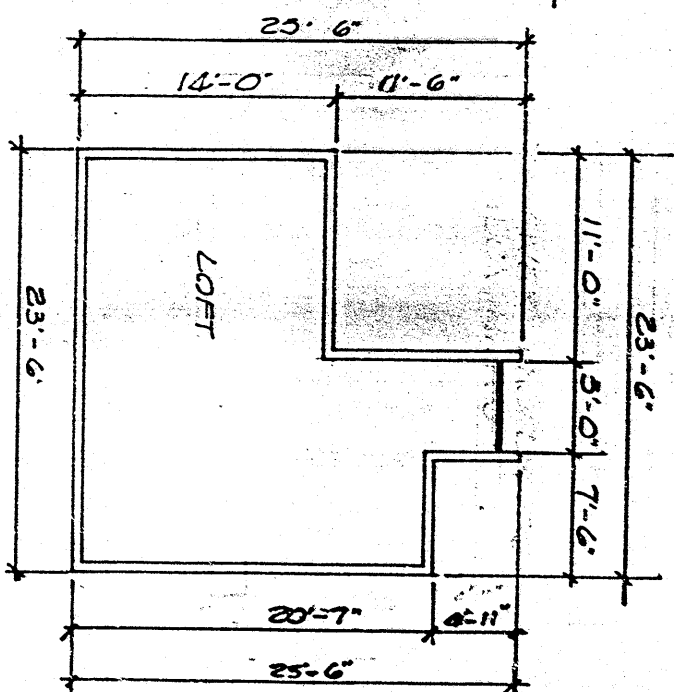
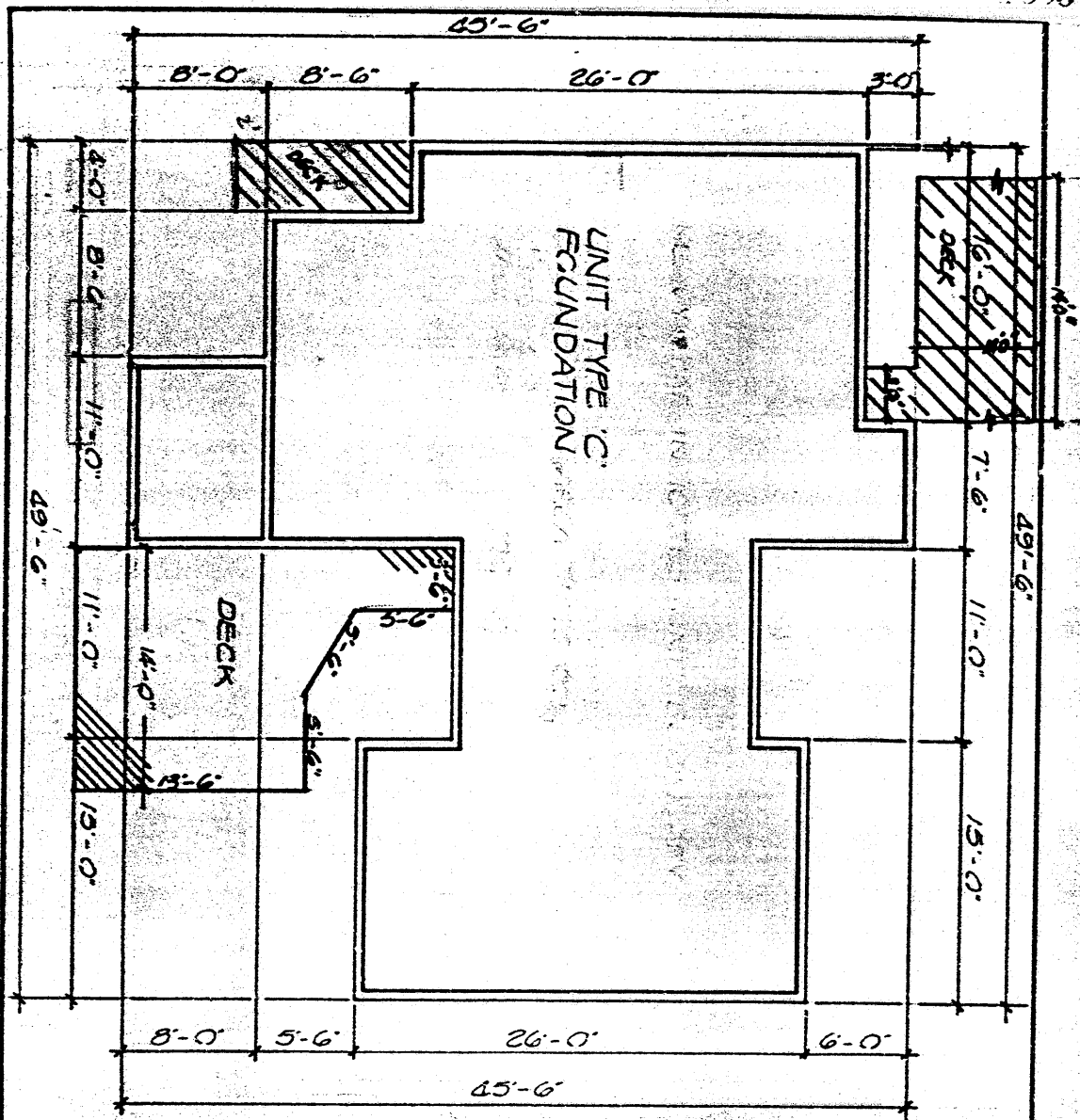
McCULLOUGH, BRYANT & ASSOCIATES
CORVALLIS, OREGON

DRAWN BY TRC	DATE 11/26/71	SCALE 1/8" = 1'-0"	BOOK NO. 117	DRAWING NO. 117
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REGISTERED
OREGON
LAND SURVEYOR

Tom O. McCullough
JULY 10, 1964
TOM O. McCULLOUGH
650

GROUND FL.



SUNRIVER PROPERTIES
CONDOMINIUMS

MEADOW HOUSE
UNIT TYPE 'C'
PHASE 1 & 2

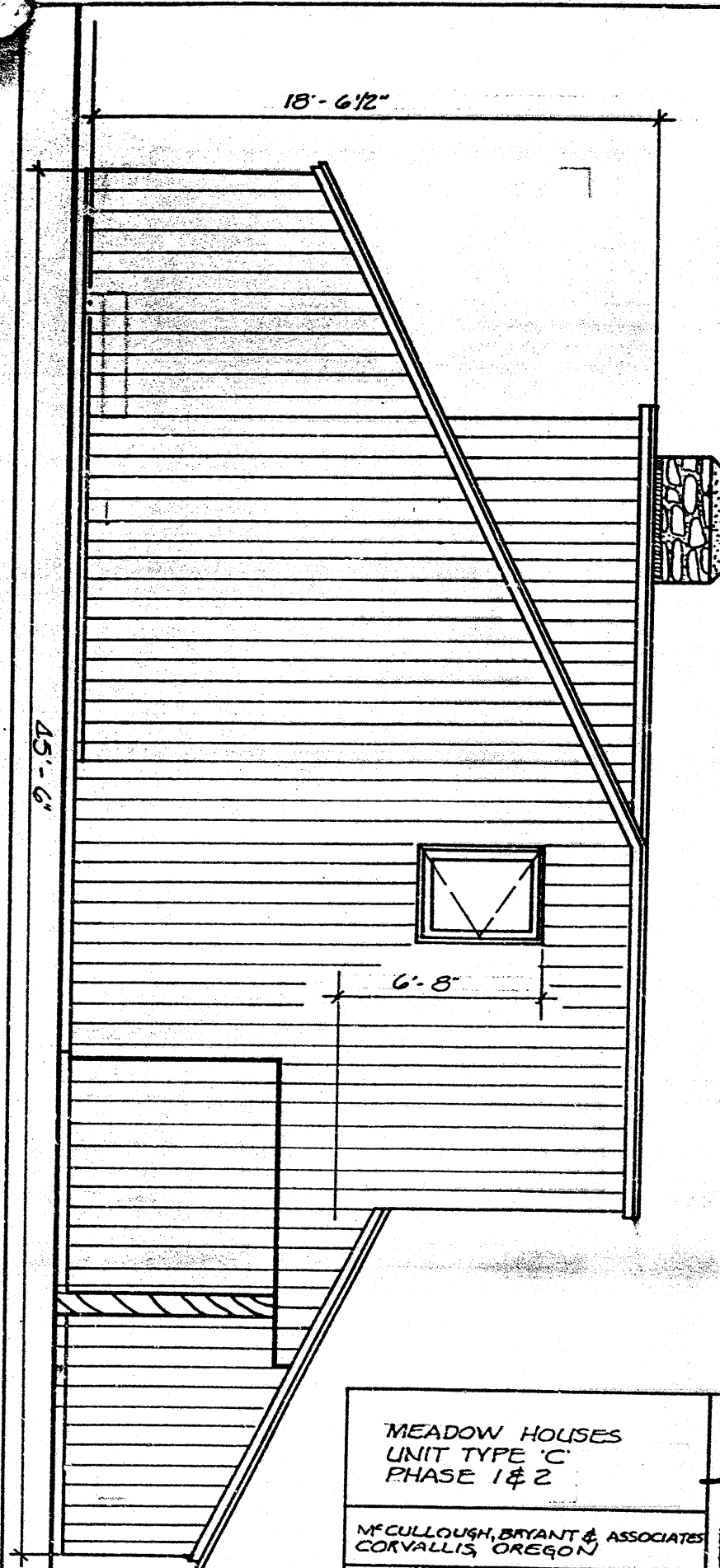
McCULLOUGH & BRYANT
CORVALLIS, OREGON

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

REGISTERED
OR G O N
LAND SURVEYOR

JULY 10, 1964
 TOM O. MCCULLOUGH
 650

Vol 180 PAGE 887

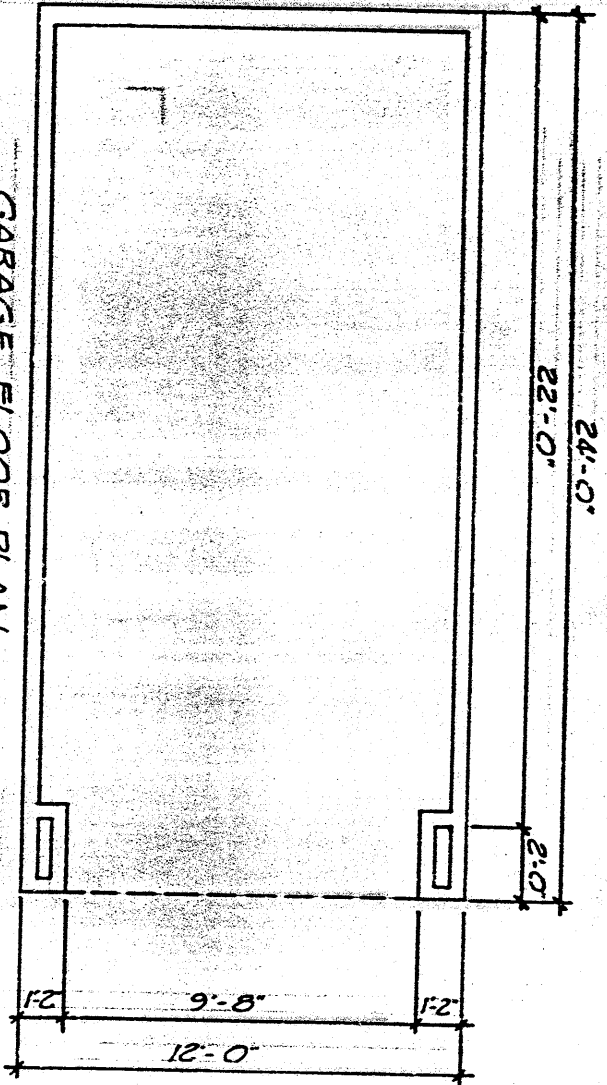


SIDE ELEVATION UNIT 'C'

SUNRIVER PROPERTIES INC.
CONDOMINIUMS

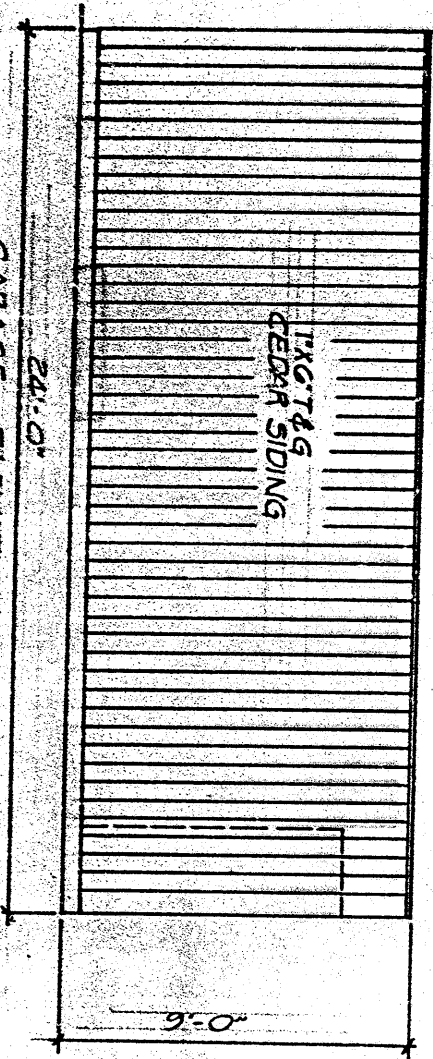
MEADOW HOUSES UNIT TYPE 'C' PHASE 1 & 2				REGISTERED OREGON LAND SURVEYOR	
McCULLOUGH, BRYANT & ASSOCIATES CORVALLIS, OREGON				<i>Tom O. McCullough</i>	
DRAWN BY GJC	DATE 11/26/71	SCALE 1/8" = 1'-0"	BOOK NO 117	JULY 10, 1972 TOM O. McCULLOUGH 650	

GARAGE FLOOR PLAN



SUNRISE PROPERTIES INC.
CONDOMINIUMS

GARAGE ELEVATION



MEADOW HOUSES UNIT TYPE GARAGE PHASE 1 & 2			
McCULLOUGH BRYANT & ASSOCIATES CORVALLIS, OREGON			
DRAWN BY HGC	DATE 11/26/11	SCALE 1/4" = 1'-0"	BOOK 140 PAGE 16
REGISTERED OREGON LAND SURVEYOR <i>Tom O. McCullough</i> JULY 10, 1964 TOM O. MCCULLOUGH 650			

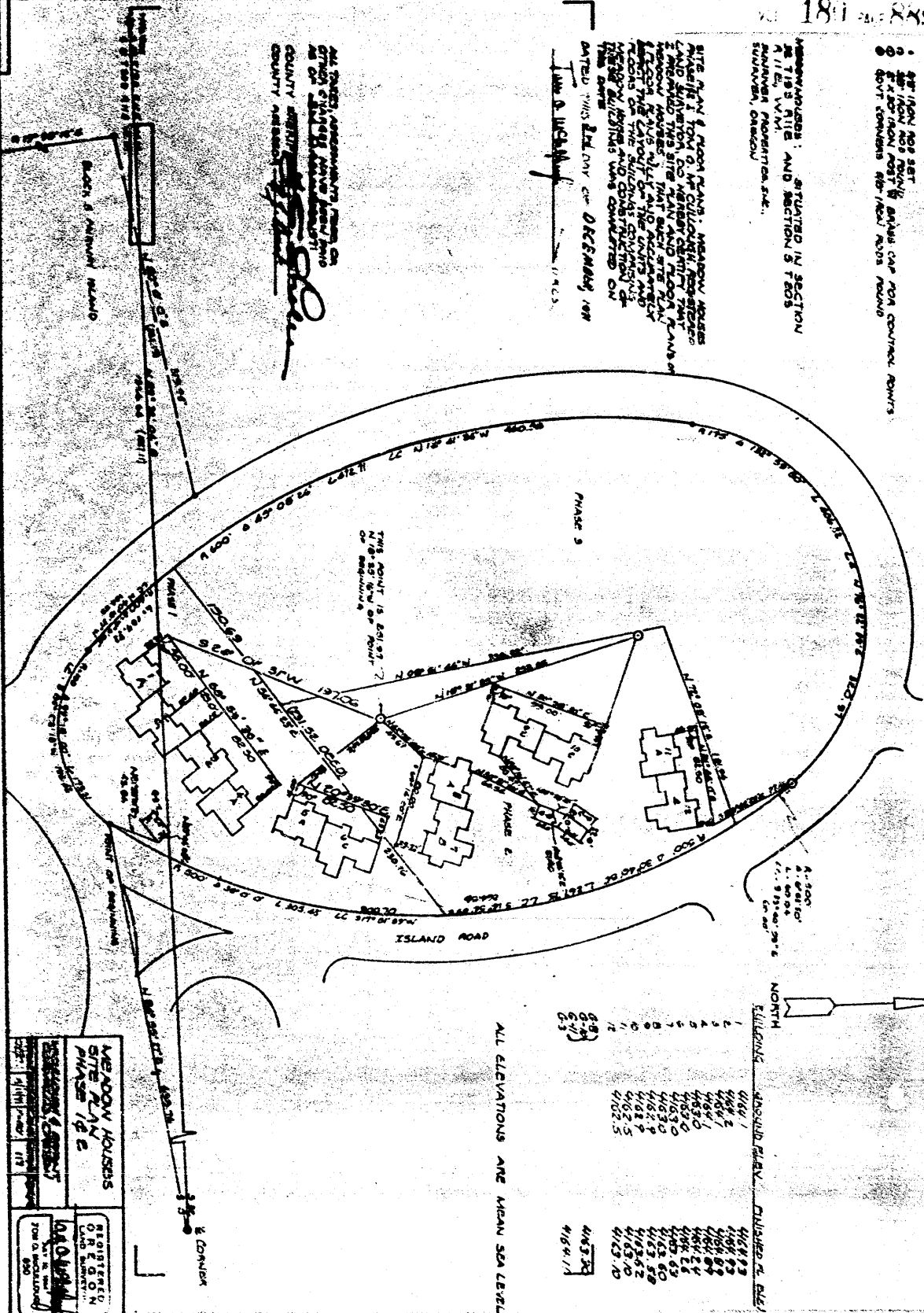
ADJACENT TO: SITUATED IN SECTION
2E T12S R11E AND SECTION 5 T20S
R11E, W1M.
SUNAMBA PROPERTIES, INC.,
SUNAMBA, OREGON

THE MEN & ROOM NO. MEADOW HOUSE
HOLDING A ROOM OF 12 COLLEGE BROTHERS
I RECORDED THE FIRST TEN AND ROOM NO. 11
MEADOW HOUSE. THAT EACH SET A PLAN
FOR THE 12th SET AND READING
THESE SETS AND READING THE
BOOKS OF THE STUDENT'S CONVICTION
MEADOW HOUSE AND CONVICTION OF
THE SET.

DATED THIS 1st DAY OF DECEMBER, 1907

June 2, 1965

ALL TRUCK AGREEMENTS, MADE ON
OR OTHER CHARGES, HAVE BEEN PAID
AS OF 12/15/68. 12/15/68
COUNTY SHERIFF *[Signature]*
COUNTY ARRESTED *[Signature]*



ALL ELEVATIONS ARE MEAN SEA LEVEL

COLUMBIA UNIVERSITY LIBRARY											
1	2	3	4	5	6	7	8	9	10	11	12
4464.1	4464.2	4464.3	4464.4	4464.5	4464.6	4464.7	4464.8	4464.9	4465.0	4465.1	4465.2
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4477.3	4477.4	4477.5	4477.6	4477.7	4477.8	4477.9	4478.0	4478.1	4478.2	4478.3	4478.4
4478.5	4478.6	4478.7	4478.8	4478.9	4479.0	4479.1	4479.2	4479.3	4479.4	4479.5	4479.6
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4486.9	4487.0	4487.1	4487.2	4487.3	4487.4	4487.5	4487.6	4487.7	4487.8	4487.9	4488.0
4488.1	4488.2	4488.3	4488.4	4488.5	4488.6	4488.7	4488.8	4488.9	4489.0	4489.1	4489.2
4489.3	4489.4	4489.5	4489.6	4489.7	4489.8	4489.9	4490.0	4490.1	4490.2	4490.3	4490.4
4490.5	4490.6	4490.7	4490.8	4490.9	4491.0	4491.1	4491.2	4491.3	4491.4	4491.5	4491.6
4491.7	4491.8	4491.9	4492.0	4492.1	4492.2	4492.3	4492.4	4492.5	4492.6	4492.7	4492.8
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4496.5	4496.6	4496.7	4496.8	4496.9	4497.0	4497.1	4497.2	4497.3	4497.4	4497.5	4497.6
4497.7	4497.8	4497.9	4498.0	4498.1	4498.2	4498.3	4498.4	4498.5	4498.6	4498.7	4498.8
4498.9	4499.0	4499.1	4499.2	4499.3	4499.4	4499.5	4499.6	4499.7	4499.8	4499.9	4500.0
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4501.3	4501.4	4501.5	4501.6	4501.7	4501.8	4501.9	4502.0	4502.1	4502.2	4502.3	4502.4
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4503.7	4503.8	4503.9	4504.0	4504.1	4504.2	4504.3	4504.4	4504.5	4504.6	4504.7	4504.8
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4521.7	4521.8	4521.9	4522.0	4522.1	4522.2	4522.3	4522.4	4522.5	4522.6	4522.7	4522.8
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4545.7	4545.8	4545.9	4546.0	4546.1	4546.2	4546.3	4546.4	4546.5	4546.6	4546.7	4546.8
4546.9	4547.0	4547.1	4547.2	4547.3	4547.4	4547.5	4547.6	4547.7	4547.8	4547.9	4548.0
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4569.7	4569.8	4569.9	4570.0	4570.1	4570.2	4570.3	4570.4	4570.5	4570.6	4570.7	4570.8
4570.9	4571.0	4571.1	4571.2	4571.3	4571.4	4571.5	4571.6	4571.7	4571.8	4571.9	4572.0
4572.1	4572.2	4572.3	4572.4								

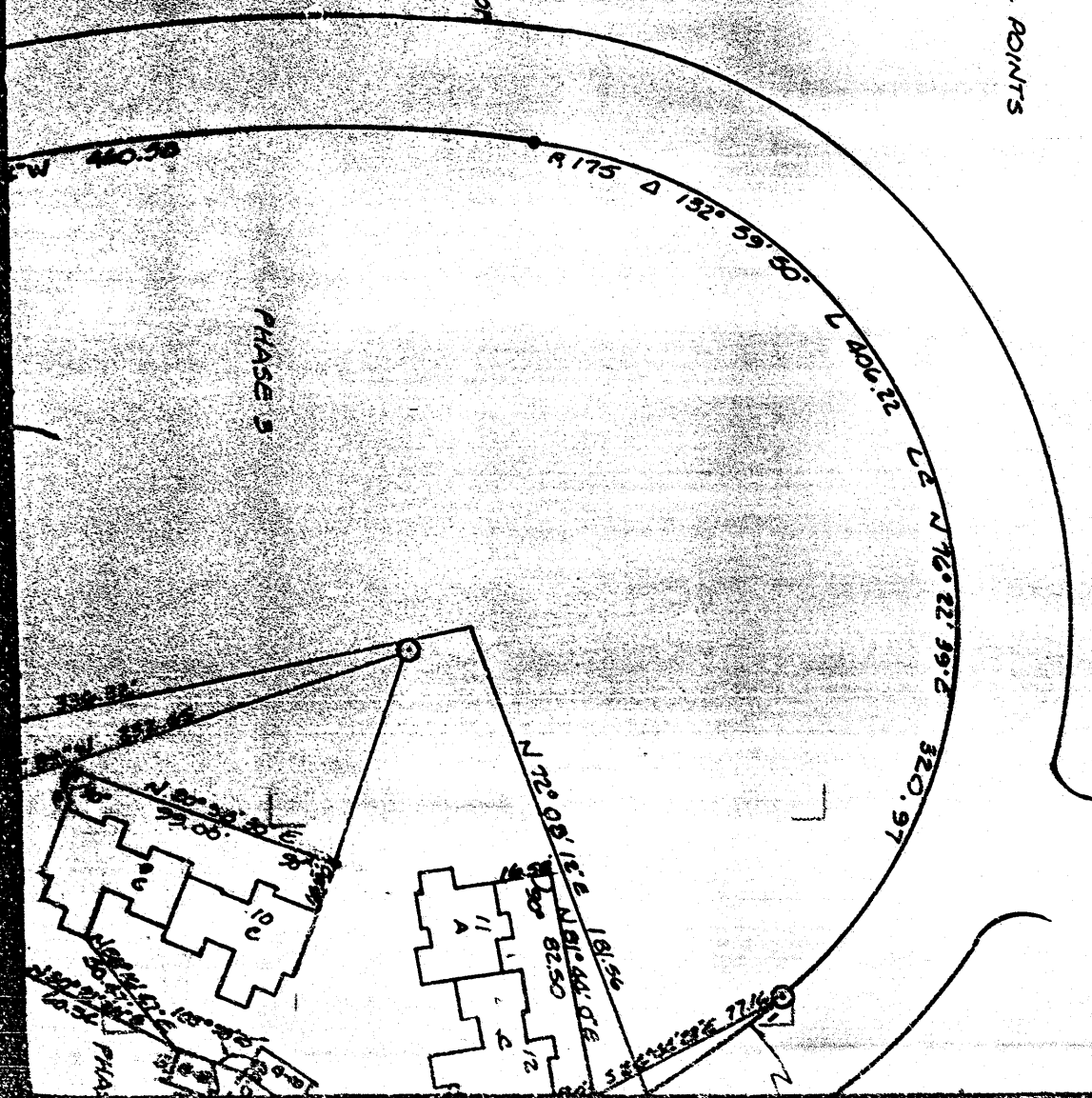
- 5/8" IRON ROD SET
- 3/8" IRON ROD FOUND
- 2" X 30" IRON POST W/ BRASS CAP FOR CONTROL POINTS
- GOVT. CORNERS 5/8" IRON RODS FOUND

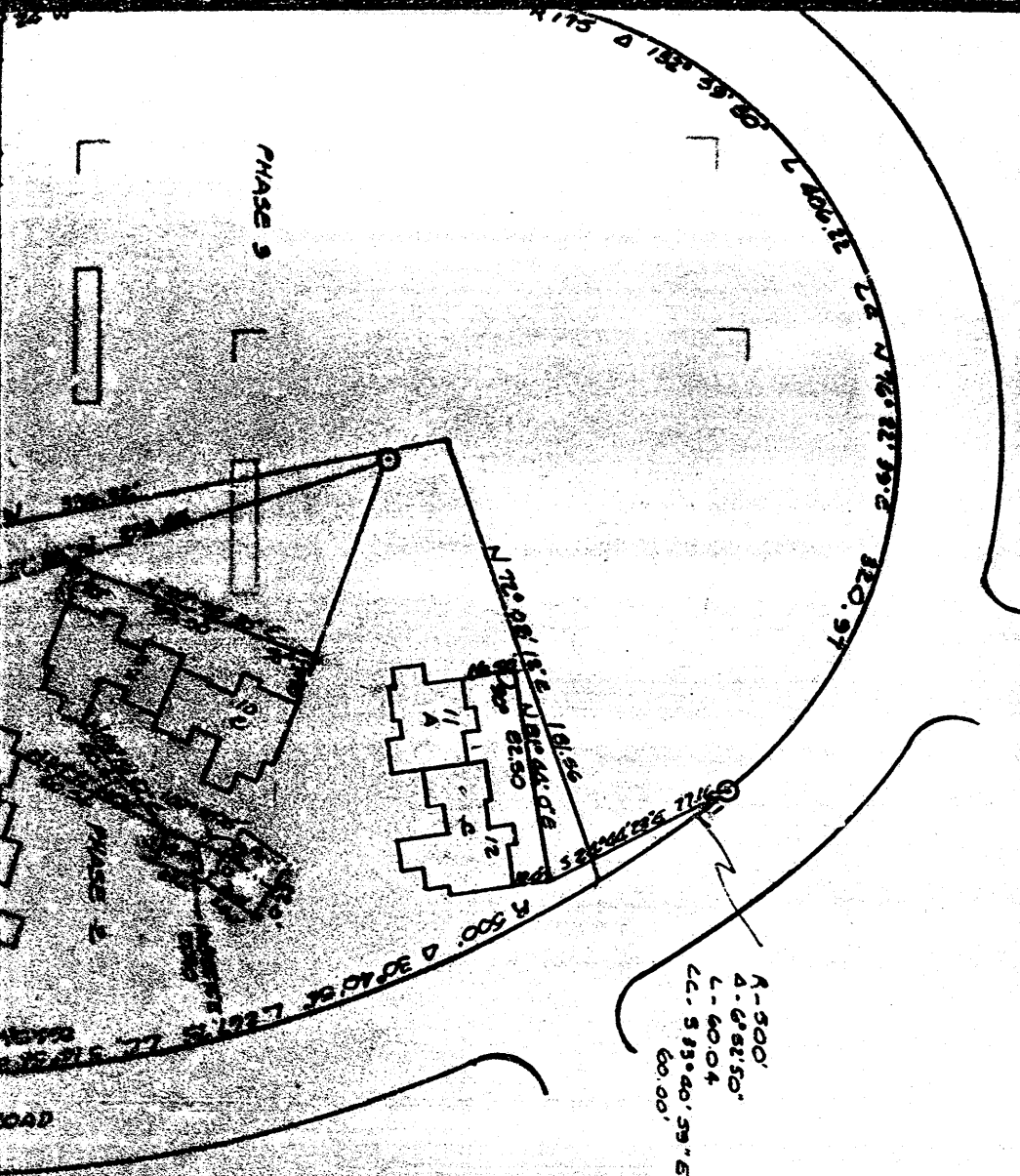
MEADOWHOUSES: SITUATED IN SECTION 32 T19S R11E, W.1M.
SURVIVER PROPERTIES, INC.,
SUNRISE, OREGON

SITE PLAN & FLOOR PLANS: MEADOWHOUSES BEARS I TOWN OF CULLEIGH, ASSIGNED CAMP SURVIVORS, SO HEREBY CERTIFY THAT I PREPARED THIS SITE PLAN AND FLOOR PLANS OF MEADOWHOUSES. THAT SUCH SITE PLAN & FLOOR PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT OF THE UNITS AND LOCATIONS OF THE BUILDINGS COMPRAISLS MEADOWHOUSES AND CONSTRUCTION OF THESE BUILDINGS WAS COMPLETED ON THE DATE

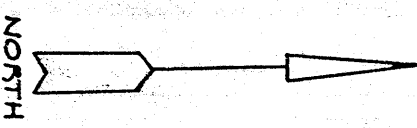
DATED THIS 1st DAY OF DECEMBER, 1971

ORCS





R-500'
 A-6'82.50"
 L-60.04
 LC-58°40'59"E
 60.00'



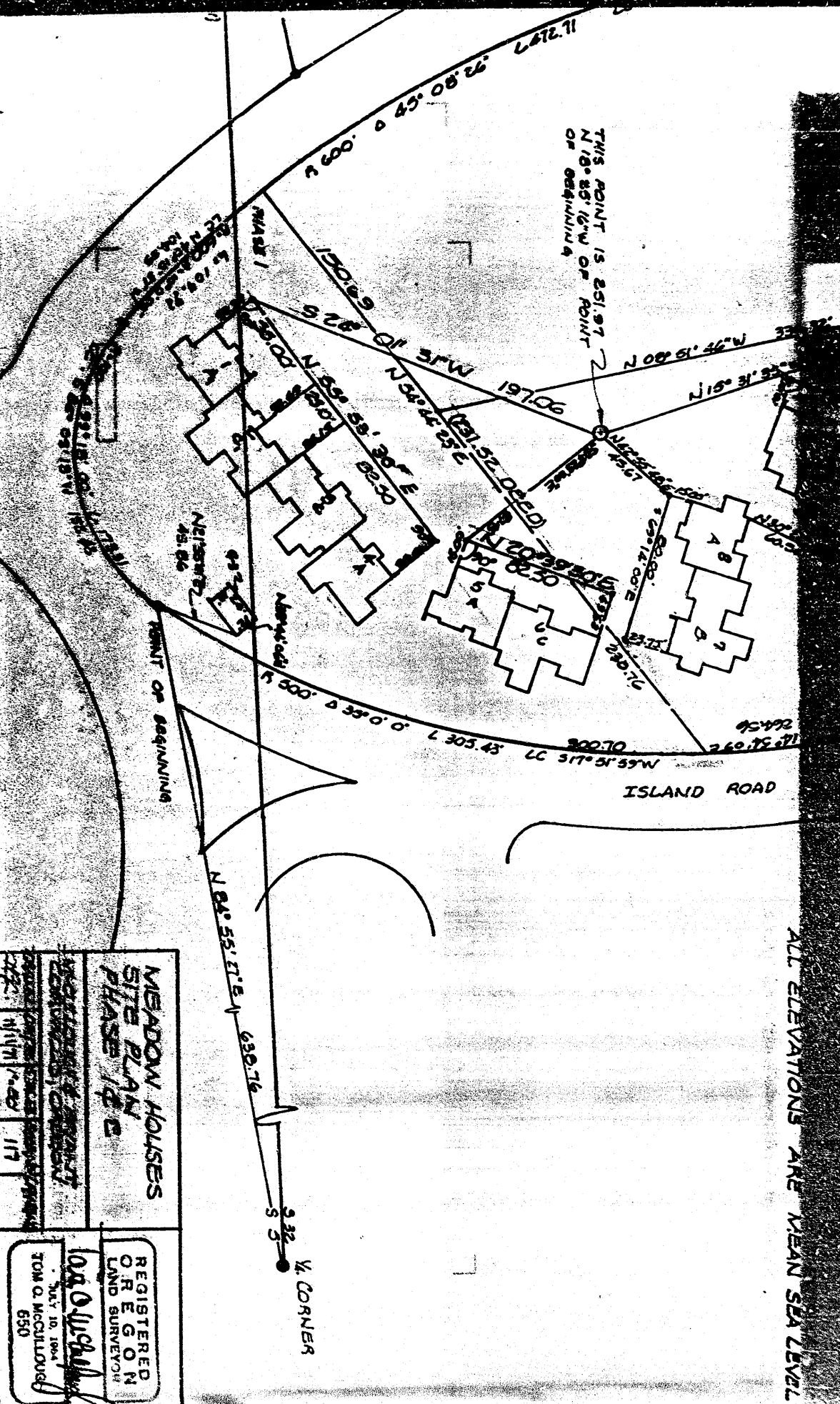
BUILDING GROUND ELEV. FINISHED FL. ELEV.

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	4164.24
7	4163.0	4163.63
8	4162.9	4163.60
9	4162.9	4163.58
10	4162.5	4163.62
11	4162.5	4163.10
12	4162.5	4119.10

(G-2)
 (G-10)
 (G-11)
 (G-12)
 4163.30
 4164.11

ALL ELEVATIONS ARE MEAN SEA LEVEL

ALL ELEVATIONS ARE MEAN SEA LEVEL



MEADOW HOUSES
SITE PLAN
PHASE 1 & 2

DATE	10/10/04
BY	117
CHECKED	117
DATE	11/11/04

REGISTERED
O R E G O N
L A N D
S U R V E Y O R
TOM O. MCCULLOUGH
JULY 10, 1964
650

ALL TAXES, ASSESSMENTS, FEES, OR
OTHER CHARGES HAVE BEEN PAID
AS OF 12/31/1971
COUNTY SHERIFF [Signature]
COUNTY ASSESSOR [Signature]

