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\$25.00 \$11.00 \$10.00 \$5.00

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After Recording Return to:  
Tia M. Lewis  
Merrill O'Sullivan LLP  
Suite 302  
1070 NW Bond Street  
Bend OR 97701

FIRST AMERICAN TITLE  
INSURANCE COMPANY OF OREGON  
P.O. BOX 323  
BEND, OR 97709

**SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR  
MOUNTAIN PINES P.U.D.**

This Supplemental Declaration of Covenants, Conditions, and Restrictions are made this 6<sup>th</sup> day of September, 2002, by Heritage West, LLC, an Oregon corporation, hereinafter referred to as "Declarant", as owner of the real property in the City of Bend, Deschutes County, State of Oregon, described and shown on the maps attached hereto as in Exhibit "A" and incorporated by reference herein. This Supplemental Declaration is made to supplement that Declaration of Covenants, Conditions and Restriction for Mountain Pines P.U.D. recorded on May 23, 2001 in the Official Records for Deschutes County at Volume 2001, Page 24413.

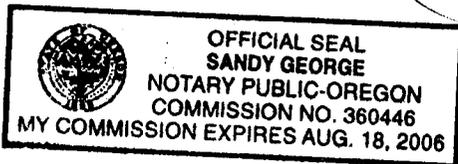
The purpose of this Supplemental Declaration is to annex the real property described in Exhibit A, known as Phases II and III of Mountain Pines, P.U.D. to the Mountain Pines P.U.D. and to subject all of the real property described in Exhibit A to the previously recorded Declaration of Covenants, Conditions and Restrictions for Mountain Pines, P.U.D. in the same manner and as if it were originally covered by the Declaration. Upon the execution and recording of this Supplemental Declaration, all rights, powers and responsibilities of the Declarant and all owners of the property described in Exhibit A shall be the same as in the case of all land subject to the Declaration of Covenants, Conditions and Restrictions for Mountain Pines P.U.D.

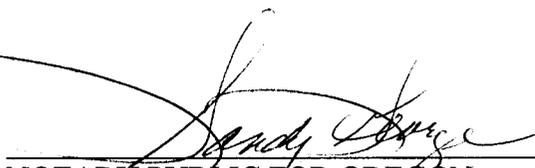
Heritage West, LLC

By   
R. Scott Smith  
Member

State of Oregon, County of Deschutes: ss.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of September, 2002, by R. SCOTT SMITH, Member of Heritage West, LLC, an Oregon corporation, on behalf of the corporation.



  
NOTARY PUBLIC FOR OREGON

**MOUNTAIN PINES P.U.D., PHASE 2  
SUBDIVISION BOUNDARY LEGAL DESCRIPTION**

A parcel of land containing 8.59 acres, more or less, located in a portion of the Southwest One-quarter (SW1/4) of Section 17, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Mountain Pines P.U.D., Phase I as recorded on May 23, 2001 in plat cabinet E, page 626 in the office of the Deschutes County Clerk, this point being on the easterly 30 foot right-of-way line of Parrell Road; thence along the southerly boundary line of said plat the following six (6) courses and one (1) curve:

South 60°04'52" East a distance of 130.21 feet;  
48.33 feet along a non-tangent curve to the left with a radius of 75.00 feet, the chord of which bears South 07°07'38" East a distance of 47.50 feet;  
South 64°24'45" West a distance of 40.75 feet;  
South 13°51'44" West a distance of 96.45 feet;  
South 76°08'16" East a distance of 324.70 feet;  
North 13°51'44" East a distance of 32.25 feet;  
South 76°08'16" East a distance of 90.53 feet;

Thence leaving the south boundary line of said plat South 13°52'25" West a distance of 600.00 feet; thence North 76°08'16" West a distance of 90.41 feet; thence North 13°51'44" East a distance of 62.29 feet; thence North 76°08'16" West a distance of 133.14 feet; thence South 65°17'57" West a distance of 233.03 feet; thence South 56°07'56" West a distance of 51.39 feet; thence South 68°26'17" West a distance 101.06 feet; thence North 21°39'43" West a distance of 43.91 feet; thence North 62°16'52" West a distance of 61.64 feet to a point on the easterly 30 foot right-of-way line of Parrell Road; thence along said 30 foot right-of-way line the following three (3) curves and two (2) courses:

203.09 feet along the arc of a curve to the left with a radius of 985.00 feet, the chord of which bears North 21°50'59" East a distance of 202.74 feet;  
North 15°56'34" East a distance of 378.15 feet;  
117.18 feet along the arc of a tangent curve to the right with a radius of 1402.50 feet, the chord of which bears North 18°20'11" East a distance of 117.15 feet;  
North 20°44'21" East a distance of 122.24 feet;  
84.45 feet along the arc of a tangent curve to the right with a radius of 542.96 feet, the chord of which bears North 25°11'42" East a distance of 84.37 feet to the point of beginning, the terminus of this description.

Subject to: All easements, restrictions and right-of-ways of record and those common and apparent on the land.



**MOUNTAIN PINES P.U.D., PHASE 3  
SUBDIVISION BOUNDARY LEGAL DESCRIPTION**

A parcel of land containing 6.50 acres, more or less, located in a portion of the Southwest One-quarter (SW1/4) of Section 17, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, being more particularly described as follows:

Beginning at a point on the south line of said Section 17 which bears South 89°19'11" East a distance of 403.05 feet from the Southwest Corner of said Section 17, said beginning point also being on the easterly 30 foot right-of-way line of Parrell Road; thence leaving said south section line and along said right-of-way line the following two (2) courses and two (2) curves:

North 41°58'53" East a distance of 333.38 feet;  
160.33 feet along the arc of a tangent curve to the left with a radius of 1462.06 feet, the chord of which bears North 38°50'23" East a distance of 160.25 feet;  
North 35°41'54" East a distance of 484.29 feet;  
136.53 feet along the arc of a tangent curve to the left with a radius of 985.00 feet, the chord of which bears North 31°43'39" East a distance of 136.43 feet

to the Southwest corner of Mountain Pines P.U.D., Phase II; thence leaving said easterly 30 foot right-of-way line and along the southerly boundary line of said Mountain Pines P.U.D., Phase II the following four (4) courses:

South 62°16'52" East a distance of 10.00 feet;  
South 43°41'07" East a distance of 89.65 feet;  
North 68°26'17" East a distance 101.06 feet;  
North 56°07'56" East a distance of 51.39 feet;

thence leaving said southerly boundary line of Mountain Pines P.U.D., Phase II 13.17 feet along the arc of a non-tangent curve to the right with a radius of 267.50 feet, the chord of which bears South 20°25'50" East a distance of 13.17 feet; thence South 19°01'11" East 208.12 feet; thence South 69°05'36" West a distance of 176.75 feet; thence South 35°40'32" West a distance of 484.21 feet; thence South 25°00'38" West a distance of 97.44 feet; thence South 00°40'49" West a distance of 130.00 feet to a point on the south line of said Section 17; thence along said south line North 89°19'11" West a distance of 467.47 feet to the point of beginning, the terminus of this description.

Subject to: All easements, restrictions and right-of-ways of record and those common and apparent on the land.

F-205

# MOUNTAIN PINES P.U.D., PHASE III

LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 17, T.8S., R.12E., WM.  
CITY OF BEND, DESCHUTES COUNTY, OREGON

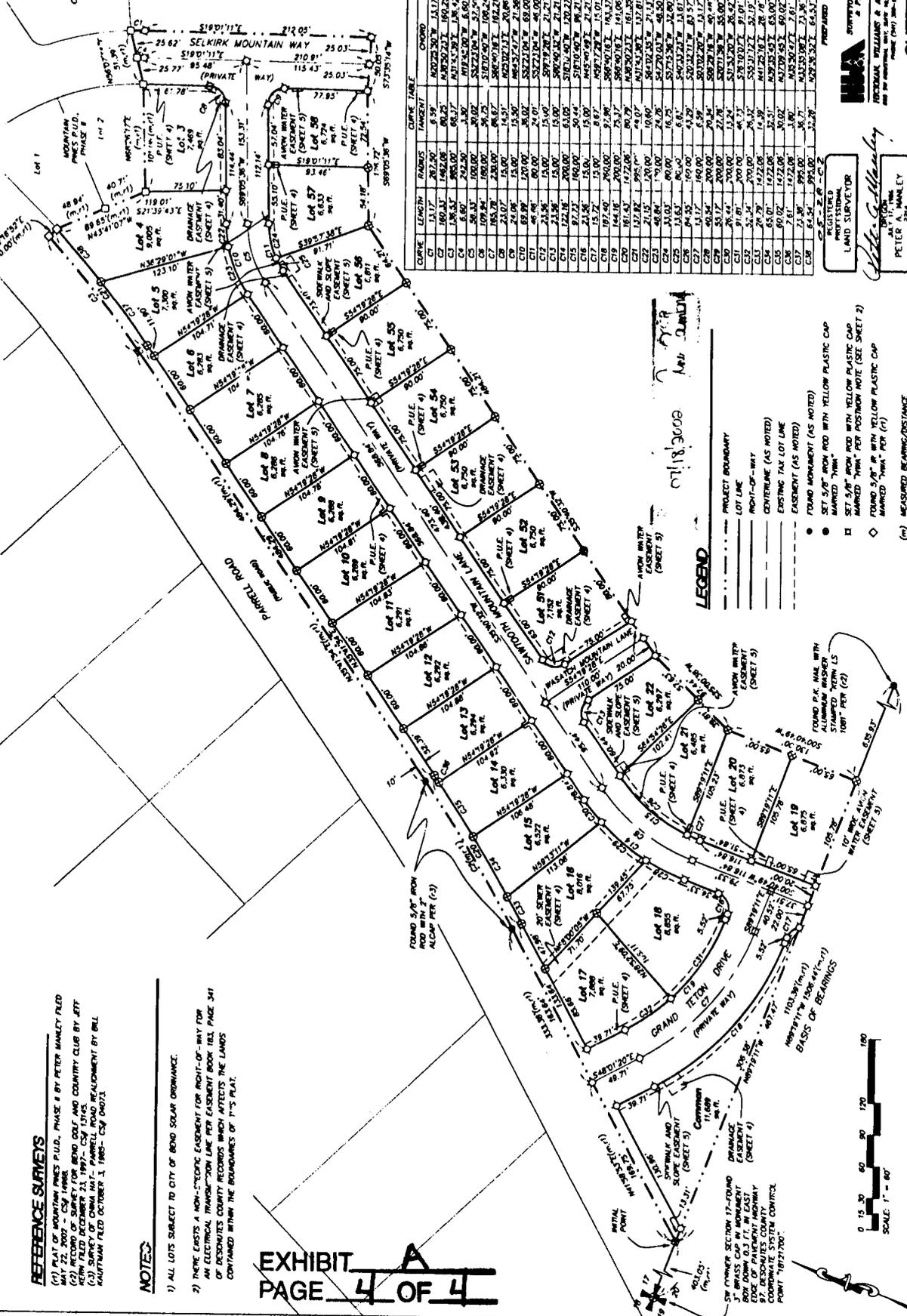
### REFERENCE SURVEYS

- (1) PLAT OF MOUNTAIN PINES P.U.D., PHASE II BY PETER MANLEY FLD
- (2) RECORD OF SURVEY FOR BEND GOLF AND COUNTRY CLUB BY JEFF KEVIN FILED DECEMBER 21, 1997 - CSJ 13183
- (3) SURVEY OF OHMA WAY - PARRELL ROAD REALIGNMENT BY BILL HAUTMANN FILED OCTOBER 1, 1985 - CSJ 04073

### NOTES

- 1) ALL LOTS SUBJECT TO CITY OF BEND SOLAR ORDINANCE.
- 2) THERE EXISTS A NON-ESTERIC EASEMENT FOR RIGHT-OF-WAY FOR THE EXISTING TRANSFORMER LINE PER EASEMENT BOOK TELL PAGE 341 OF DESCHUTES COUNTY RECORDS WHICH AFFECTS THE LANDS CONTAINED WITHIN THE BOUNDARIES OF 1-7'S PLAT.

EXHIBIT **A**  
PAGE 4 OF 4



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	13.17	267.90	6.97	40225.20 W	13.17
C2	160.33	1462.08	60.25	44030.23 W	160.25
C3	17.85	363.50	66.17	4715.30 W	17.85
C4	6.60	242.50	3.80	4175.20 W	6.60
C5	10.00	100.00	30.00	5822.04 W	32.99
C6	163.78	234.00	66.57	58640.36 W	163.74
C7	23.07	15.00	15.51	40520.13 W	20.96
C8	69.89	170.00	36.02	55221.04 W	69.00
C9	31.96	60.00	24.01	55221.04 W	46.00
C10	15.00	15.00	15.00	39719.78 W	21.21
C11	122.18	200.00	63.05	51013.40 W	122.27
C12	51.25	160.00	30.44	51810.40 W	66.21
C13	15.72	15.00	15.00	48570.98 W	21.21
C14	167.40	240.00	67.96	58950.18 W	167.37
C15	161.83	122.08	60.29	40143.38 W	161.83
C16	21.82	99.10	4.07	40143.38 W	21.82
C17	21.55	170.00	10.60	54102.35 W	21.55
C18	48.84	170.00	24.78	54720.03 W	48.50
C19	31.03	60.00	16.75	52715.36 W	32.09
C20	14.63	60.00	6.81	54033.23 W	14.61
C21	11.17	160.00	6.58	50202.11 W	11.17
C22	40.34	200.00	20.34	50828.18 W	40.34
C23	53.17	200.00	27.78	52021.36 W	53.00
C24	26.44	200.00	13.24	51535.30 W	26.44
C25	91.01	200.00	46.71	57810.07 W	91.01
C26	29.28	100.00	14.62	55231.72 W	29.19
C27	29.28	100.00	14.62	55231.72 W	29.19
C28	65.01	122.08	32.51	40143.38 W	65.00
C29	7.61	172.08	3.90	441739.45 W	65.00
C30	23.36	195.00	16.71	44250.47 W	23.36
C31	64.54	195.00	32.78	44250.47 W	64.54

PREPARED BY:  
**WMA** SURVEYING, ENGINEERING & PLANNING  
 FEDERAL WILLIAMS & ASSOCIATES, INC.  
 1000 NE 10TH ST., SUITE 200, BEND, OREGON 97701  
 PHONE (503) 338-1200  
**SHEET 3 OF 5**  
 OTHER PLAT NUMBER: 2-206

REGISTERED LAND SURVEYOR  
**Peter A. Manley**  
 PETER A. MANLEY  
 LICENSE NO. 224  
 EXPIRES DECEMBER 31, 2006

### LEGEND

- PROJECT BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- CONVEYANCE (AS NOTED)
- EXISTING TAX LOT LINE
- EASEMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- SET 5/8" FROM AND WITH YELLOW PLASTIC CAP
- SET 5/8" FROM AND WITH YELLOW PLASTIC CAP MARKED "T.M."
- FOUND 5/8" FROM WITH YELLOW PLASTIC CAP MARKED "T.M." PER (1)
- FOUND 5/8" FROM WITH YELLOW PLASTIC CAP MARKED "T.M." PER (2)
- MEASURED BEARING/DISTANCE (M)
- RECORDED BEARING/DISTANCE (R)



CS15031