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DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK

2006-45404

\$31.00



06/30/2006 01:27:57 PM

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

After Recording Return To:

Mountain River Estates Homeowners Association
c/o Crystal Lake Property Management LLC
Po Box 7384
Bend OR 97708-7384

NOTICE OF HOMEOWNERS ASSOCIATION

This document has been prepared and is being recorded to provide Constructive Notice to all homeowners, lenders, escrow companies, title companies and all others who may have a beneficial interest in all Lots in the Mountain River Estates subdivision as described on the Mountain River Estates Plat phase recorded in Deschutes County Oregon as document number 2004-23741 and all subsequent plat phases recorded thereafter.

Said property is subject to the provisions of that certain document entitled, "AMENDED PLANNED COMMUNITY SUBDIVISION DECLARATION of COVENANTS, CONDITIONS AND RESTRICTIONS for MOUNTAIN RIVER ESTATES" originally recorded May 6, 2004 in Deschutes County Oregon as document number 2004-26371. Said Declaration provides, among other things, for the payment by each Owner of a residential Lot of Mountain River Estates of certain assessments and charges, which payment may be secured by a lien on said Lot. Said property is also subject to the provisions of that certain document entitled, "Bylaws of Mountain River Estates Homeowners Association" originally recorded on April 29, 2004 in Deschutes County Oregon as document number 2004-24671. Said Bylaws provide among other things, that the name of the Association shall be Mountain River Estates Homeowners Association (hereinafter sometimes referred to as the Association) and that the Secretary keep a membership list for the Association.

The name, address and email address of the secretary of the Association who is authorized to receive assessments and fees imposed by the Association are as follows:

Mountain River Estates Homeowners Association
c/o Crystal Lake Property Management
PO Box 7384
Bend OR 97708-7384
PH (541) 617-7006 ♦ FAX (541) 617-1599
bend@crystallakepm.com

The Association hereby requests to be notified of any sale, escrow or transfer of title of any of the above mentioned Lots. All current and past due assessments must be paid in full to the Association prior to, or concurrently with, the aforementioned sale, escrow or transfer of title.

If this request is not complied with, the new Owner will be subject to the assessment lien and a Notice of Default may be filed for all past due amounts.

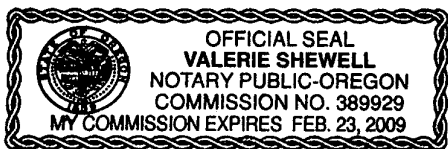
MOUNTAIN RIVER ESTATES HOMEOWNERS ASSOCIATION

By: [Signature]
Alisha Alway, Secretary

STATE OF OREGON)
)ss
County of Deschutes)

BE IT REMEMBERED, that on this 29th day of June, 2006 before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within names Brian Bergler known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed My official seal the day and year last above written.



Valerie Shewell
Notary Public for Oregon
My Commission Expires: 2/23/09

After recording, return to
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15 OREGON AVENUE, BEND