

SUNRIVER DECLARATION ESTABLISHING OVERLOOK PARK  
AND ANNEXING OVERLOOK PARK TO MEADOW VILLAGE

and subjecting property therein to certain covenants,  
restrictions, assessments, fines, penalties

By instrument dated June 20, 1968 and recorded on  
June 20, 1968 in volume 159 of the records of deeds of  
Deschutes County, Oregon at page 198 SUNRIVER PROPERTIES, INC.,  
an Oregon corporation, "the Developer", has established the  
Plan of Sunriver.

The Plan of Sunriver contemplates that Developer  
will organize within Sunriver a number of residential areas,  
each of which will consist of a separate "village." Each  
village is to have its own development plan and own restric-  
tions as to the use of private areas within the village.

Developer has determined upon a development plan  
for a village within Sunriver to be known as "Meadow Village."  
The plan contemplates that Meadow Village will be a community  
with diverse types of dwelling arrangements. Homes within  
Meadow Village will be attractive either for permanent  
residence or for recreational use. Owners of homes within  
Meadow Village will have available common areas within Meadow  
Village for their use along with residents of Sunriver as  
set forth in the Plan of Sunriver.

Developer proposes to establish and maintain a high  
standard for the improvement of private areas within Meadow  
Village to the end that property within Meadow Village will  
have a maximum value for those who acquire it and will not  
deteriorate in value.

Developer plans to subject to the Plan of Sunriver  
the areas which will eventually constitute all of Meadow  
Village in several stages. By instrument dated June 20, 1968,

entitled "Sunriver Declaration Establishing Meadow Village - Area 1," Developer subjected to the Plan of Sunriver the initial area which is to constitute part of Meadow Village. Such declaration was recorded on June 20, 1968 in volume 159 of the records of deeds of Deschutes County, Oregon, at page 237. Such declaration provided that additional areas might be annexed to Meadow Village by virtue of a Sunriver declaration, and certain additional areas have been so annexed.

On July //, 1969, Developer filed a plat entitled "Overlook Park," which plat is recorded in volume 9 of the records of plats of Deschutes County, Oregon at page 26. The area described on such plat is an area in which homes will be single-family houses on individual lots. Developer now wishes to subject the property described on such plat to the Plan of Sunriver, to annex such property to Meadow Village and to make provision for the conditions upon which private areas within such property may be used.

Now, therefore, Developer does hereby declare and provide as follows:

SECTION 1  
Definitions

When used herein the terms referred to below shall have the following meanings:

1.1 Incorporation by reference. Each of the terms defined in section 1 of the Plan of Sunriver shall have the meanings set forth in such section 1. Each of the terms defined in section 1 of the Sunriver Declaration Establishing Meadow Village - Area 1 shall have the meanings set forth in such section 1.

1.2 "Sunriver Declaration Establishing Meadow Village - Area 1" shall mean that certain document bearing such title dated June 20, 1968, recorded June 20, 1968 in

volume 159 of the records of deeds of Deschutes County, Oregon, at page 237.

1.3 "Overlook Park" shall mean the area described on the plat entitled "Overlook Park" recorded on the // day of July, 1969 in volume 9 of plats of Deschutes County, Oregon, at page 26 .

#### SECTION 2

Subjection of Overlook Park to Plan of Sunriver,  
Annexation to Meadow Village and Declaration as  
to Restrictions on Use of Private Areas

2.1 Plan of Sunriver. Pursuant to section 2.1 of the Plan of Sunriver, Developer does hereby declare that Overlook Park shall be subject to the Plan of Sunriver on the following terms and conditions.

(a) Each lot shown on the above-described plat of Overlook Park shall constitute a private area for purposes of the Plan of Sunriver. Each such lot shall constitute a "unit" within the meaning of section 1.20 of the Plan of Sunriver. The owner of each such lot shall be a "unit owner" within the meaning of section 1.21 of the Plan of Sunriver.

(b) Areas designated as "common areas" shall be common areas for all purposes of the Plan of Sunriver.

(c) Areas designated as "private ways" shall be private ways for all purposes of the Plan of Sunriver.

2.2 Annexation to Meadow Village. Developer hereby declares that Overlook Park shall be a part of that certain village known as Meadow Village referred to in the Sunriver Declaration Establishing Meadow Village - Area 1 and Overlook Park accordingly is hereby annexed to Meadow Village.

2.3 Declaration of Restrictions. Overlook Park shall be subject to all of the covenants and restrictions set forth in the Sunriver Declaration Establishing Meadow Village - Area 1, except the reservation of easements set forth in section 11 thereof. Overlook Park shall also be subject to the

provisions set forth in section 3 below. All private areas within Overlook Park are held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved only in accordance with the provisions made in the Plan of Sunriver, the Sunriver Declaration Establishing Meadow Village - Area 1 and this instrument.

SECTION 3  
Classification of Lots and Reservation of Easements

Each lot in Overlook Park shall be classified in accordance with section 1.20 of the Plan of Sunriver into two parts -- the "buildable area" and the "open area." The classification of each lot shall be made not later than the time of and shall be described in the conveyance of the lot by Developer to the unit owner; provided, however, that the classification may thereafter be changed with the approval of the Design Committee by an instrument executed and acknowledged by the unit owner and the administrator of Sunriver and recorded in the deed records of Deschutes County, Oregon.

Developer reserves for itself and its successors and assigns an easement on the entire open area portion of each lot within Overlook Park solely for the purpose of laying, maintaining and replacing under the ground water, sewage, electrical, telephone, television and other utility lines and facilities.

IN WITNESS WHEREOF Sunriver Properties, Inc. has executed this declaration the 11<sup>th</sup> day of July, 1969.

SUNRIVER PROPERTIES, INC.

By

*Donald W. McCauley*  
President

ATTEST

*Robert L. Gordon*  
Secretary

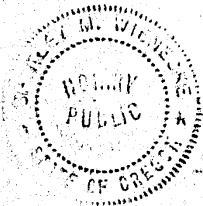
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STATE OF OREGON )  
 ) ss.  
County of Deschutes )

On this      day of July, 1969, personally appeared  
Donald V. McCallum who, being duly sworn, did say that he is  
the president of Sunriver Properties, Inc. and that this  
declaration was voluntarily signed in behalf of the corpora-  
tion by authority of its board of directors.

Before Me:



Shirley M. Wienecke  
Notary Public for Oregon  
My Commission Expires: Feb. 3, 1971

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10. \_\_\_\_\_  
STATE OF OREGON  
County of Deschutes  
I hereby certify that the within instru-  
ment of writing was received for Recor-  
d on the 11<sup>th</sup> day of July A.D. 1969  
at 4:30 o'clock P.M. and record  
in Book 165 on Page 491 Record  
of Deeds  
Allen M. Dancy County Clerk  
By Agnes Delfino Deputy

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RECORD ABSTRACT COMPANY  
1000 BOND STREET  
SEASIDE, OREGON