

DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK

2005-24147



\$76.00

00357273200500241470100118

04/21/2005 02:05:30 PM

D-CCR Cnt=1 Str=1 BECKEY

\$50.00 \$11.00 \$10.00 \$5.00

DESCHUTES COUNTY CLERK

CERTIFICATE PAGE



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10/9/97 c

DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK

2005-23265



\$56.00

00356340200500232650070073

04/18/2005 03:47:51 PM

D-CCR Cnt=1 Str=25

\$30.00 \$11.00 \$10.00 \$5.00

Rerecorded to correct Legal Description
Previously recorded in Book 2005 Page 23265

DESCHUTES COUNTY CLERK

CERTIFICATE PAGE



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DESCHUTES COUNTY OFFICIAL RECORDS
MARY SUE PENHOLLOW, COUNTY CLERK

2002-65002



\$51.00

00114880200200050020050050

11/20/2002 09:10:18 AM

D-COTV Cnt=2 SIn=4 SHIRLEY

\$20.00 \$5.00 \$11.00 \$10.00 \$5.00

DESCHUTES COUNTY CLERK

CERTIFICATE PAGE



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

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SUPPLEMENTAL DECLARATION

COVENANTS, CONDITIONS AND RESTRICTIONS FOR PINE MEADOW VILLAGE

THIS DECLARATION is made this 18th day of November 2002 by PMR Devco, L.L.C., an Oregon limited liability company (hereinafter "Declarant").

Purpose

Declarant is the developer of the Pine Meadow Village, a planned unit development and planned community located in Sisters, Oregon. Declarant has recently completed development of a significant part of Pine Meadow Village – Phase 2. The Declarant has also replatted a portion of Phase 2 as Pine Meadow Village Phase 4. Declarant wishes to annex all land in the developed part of Pine Meadow Village – Phase 2 and all land in Phase 4 to the Pine Meadow Village planned community. The applicant also wishes to subject said land to the provisions of the Covenants, Conditions and Restrictions for Pine Meadow Village (hereinafter "Covenants") that are recorded at Volume 1999, Page 41448 of the Deschutes County records on August 25, 1999.

Right to Annex Real Property

Article 2.2 of the Covenants reserves for the Declarant the right to annex additional land, including subsequent phases of Pine Meadow Village, to the planned community established by the Covenants. The Covenants provide that annexation is accomplished by the recording of a Supplemental Declaration. This is the Supplemental Declaration referenced by Article 2.2 of the Covenants.

Real Property to be Annexed

The legal description for the real property to be annexed is Exhibit Z of this Supplemental Declaration. This real property includes a part of the land that has been platted as Phase 2 of Pine Meadow Village, as replatted by Phase 4, Pine Meadow Village.

Other Property Affected

This Supplemental Declaration affects all property described on Exhibits A and B of the Covenants recorded at Volume 1999, Page 41448 of the Deschutes County records in the manner described by the Covenants, as well as the property described on Exhibit Z.

Declarant Authority

Declarant is the owner of all land described on Exhibit Z. This Supplemental Declaration is filed pursuant to the authority reserved to Declarant by Article 2 of the Covenants. The land annexed is also land described on Exhibit A of the Covenants.

Page 1 of 3 – *Supplemental Declaration (Pine Meadow Village)*

FIRST AMERICAN TITLE
INSURANCE COMPANY OF OREGON
P.O. BOX 383
BEND, OR 97708

RECORDED BY FIRST AMERICAN TITLE
INSURANCE COMPANY OF OREGON AS AN
ACCOMMODATION ONLY. NO LIABILITY IS
ACCEPTED FOR THE CONDITION OF TITLE
OR FOR THE VALIDITY, SUFFICIENCY, OR
EFFECT OF THIS DOCUMENT.

Land Classifications

All land described on Exhibit Y, other than land dedicated to the public or the City of Sisters, is included in one of the following classifications:

1. **RS Zone.** This area consists of all building lots located on the land described in Exhibit Z Z (~~Lots 39, 42, 48, 54, 98, 106, 109, 117, 119, 121, 129, 133 of Pine Meadow Village~~), in addition to those lots already included within the RS Zone by Article 3.1 of the Covenants. The lots referenced herein are added to the RS Zone area referenced in Article 3.1 of the Covenants, subject to the following limitations on use:
 - a. Each lot is limited to the construction of one single-family residence.
 - b. The single-family residence may be used as a vacation home, rental unit or for a home occupation.
 - c. The height restrictions on buildings imposed by the PUD approval, including limits imposed as a result of the View Corridor Study, and such additional height restrictions as imposed by the ARC, in its sole and exclusive discretion.
2. **Common Areas.** By virtue of this annexation, all Common Areas located on the land described on Exhibit Z shall become a part of the "Common Areas" land use category described in Article 3.1 of the Covenants. Common Areas are those areas defined as such by Article 3.1 of the Covenants. Declarant agrees to improve the new Common Areas with the water features and open space paths called for by the PUD Master Plan (as amended by the City of Sisters). Declarant does not agree to build any additional improvements in common areas but reserves the right to add improvements to Common Areas not described herein.

Effect of Supplemental Declaration

The effect of the recording of this Supplemental Declaration is to annex the Exhibit Z property to the Pine Meadow Village planned community and to apply all provisions of the Covenants, other than those that by their terms do not apply to annexed land, to the Exhibit Z property.

IN WITNESS WHEREOF, Declarant has executed this Declaration and directs that it be recorded in the records of the Deschutes County Clerk.

PMR DEVCO, L.L.C.

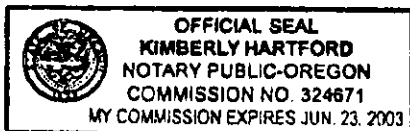
By: Dorro C. Sokol
Dorro C. Sokol, Manager

By: Douglas Sokol
Douglas Sokol, Manager

By: Steven E. McGhehey
Steven E. McGhehey, Manager

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

The foregoing Supplemental Declaration was acknowledged before me on this 18th
day of November, 2002 by Dorro C. Sokol, Douglas Sokol and Steven E. McGhehey of PMR
Devco, L.L.C.



Kimberly Hartford
Notary Public for Oregon
My commission expires: 6-23-03

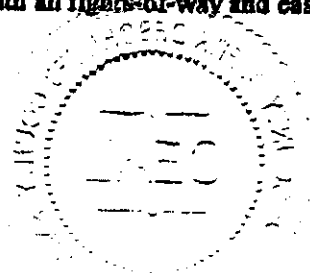
LEGAL DESCRIPTION

A portion of Pine Meadow Village - Phase 2, a subdivision of record situated in the Northeast Quarter of Section 8, Township 15 South, Range 10 East, Willamette Meridian, City of Sisters, Deschutes County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod on the west line of the east half of the northeast quarter of said section 8 at the northwest corner of said Phase 2, also being the southwest corner of Pine Meadow Village, Phase 1; thence, on the boundary of said Phase 2 the following courses: N89°53'03"E, 182.01 feet to a 5/8" iron rod on the east right-of-way of Pine Meadow Street; thence, along said right-of-way, N00°05'00"E, 6.82 feet to a 5/8" iron rod at the northwest corner of lot 121; thence, leaving said right-of-way, N89°53'03"E, 100.14 feet to a 5/8" iron rod on the north line of said lot 121; thence, on the arc of 40.00 foot radius curve to the left (chord bears N44°59'02"E, 56.47 feet), 62.69 feet to a 5/8" iron rod on the west line of lot 113; thence N00°05'00"E, 332.14 feet to a 5/8" iron rod at the northwest corner of lot 109; thence N89°53'03"E, 340.00 feet to a 5/8" iron rod at the northwest corner of lot 89; thence, leaving said boundary of Phase 2, S00°05'00"W, 140.00 feet to a 5/8" iron rod at the southwest corner of lot 90; thence S00°12'16"W, 66.00 feet to a 5/8" iron rod at the northwest corner of lot 91; thence S00°05'00"W, 320.00 feet to a 5/8" iron rod at the southwest corner of lot 94; thence S00°06'57"E, 20.00 feet to a 5/8" iron rod on the northerly boundary of lot 95; thence, on said lot line, on the arc of a 20.00 foot radius curve to the left (chord bears S44°59'02"W, 28.23 feet), 31.35 feet to a 5/8" iron rod on said lot line; thence S00°05'00"W, 192.07 feet to a 5/8" iron rod at the southwest corner of lot 97, on the north right-of-way of South Pine Meadow Avenue; thence, along said right-of-way, N89°53'03"E, 180.00 feet to a 5/8" iron rod at the southwest corner of lot 78; thence, leaving said right-of-way, S00°05'00"W, 193.06 feet to a 5/8" iron rod on the east right-of-way of Birch Street on the south boundary of said Phase 2; thence, leaving said right-of-way and along the south boundary of said Phase 2, S89°45'33"W, 822.10 feet to a 5/8" iron rod at the southwest corner of said Phase 2; thence N00°05'29"E, on the west line of said Phase 2, 574.03 feet to the point of beginning.

Containing 12.31 acres, gross area, more or less.

Subject to and together with all rights-of-way and easements of record.

**EXHIBIT Z**

Conditions and Restrictions

For

Meadow Valley

Declaratory Covenants,

State of Oregon

County of Deschutes

I certify that the foregoing has been compared with the original, and that it is a correct transcript therefrom, and of the whole of such original, as the same appears of record at the County Clerk's office in Deschutes County, Oregon.

NANCY BLANKENSHIP, Clerk

By

April 15, 2005
[Signature]

Deputy

Exhibit ZZ

PINE MEADOW VILLAGE - PHASE 2, SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF SISTERS, DESCHUTES COUNTY, OREGON AND THAT THE 5/8" IRON ROD AT THE SOUTHEAST CORNER OF PARCEL NO. 1, MINOR LAND PARTITION MP 87-24, ON THE WEST RIGHT-OF-WAY LINE OF S. PINE STREET, WHICH BEARS S00°15'56"E, 2319.98 FEET AND S89°45'33"W, 30.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8 WAS ACCEPTED AS THE "INITIAL POINT" FOR PINE MEADOW VILLAGE - PHASE 2, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID "INITIAL POINT", AS DESCRIBED ABOVE; THENCE S89°45'33"W, ON THE SOUTH LINE OF SAID PARCEL NO. 1, 1296.80 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE N00°05'29"E, ON SAID WEST LINE, 574.03 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF "PINE MEADOW VILLAGE - PHASE 1"; THENCE ON THE BOUNDARY OF SAID "PHASE 1", THE FOLLOWING COURSES: N89°53'03"E, 182.01 FEET TO A 5/8" IRON ROD; N00°05'00"E, 6.82 FEET TO A 5/8" IRON ROD; N89°53'03"E, 100.14 FEET TO A 5/8" IRON ROD; ON THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N44°58'02"E, 56.47 FEET), 82.69 FEET TO A 5/8" IRON ROD; N00°05'00"E, 332.14 FEET TO A 5/8" IRON ROD; N89°53'03"E, 920.00 FEET TO A 5/8" IRON ROD; S00°05'00"W, 70.00 FEET TO A 5/8" IRON ROD; S89°53'03"W, 100.00 FEET TO A 5/8" IRON ROD; S00°05'00"W, 408.00 FEET TO A 5/8" IRON ROD; N89°53'03"E, 100.00 FEET TO A 5/8" IRON ROD; S00°05'00"W, 280.00 FEET TO A 5/8" IRON ROD AND N89°53'03"E, 53.53 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID "PHASE 1" ON THE WEST RIGHT-OF-WAY LINE OF S. PINE STREET; THENCE S00°15'56"E, ON SAID WEST RIGHT-OF-WAY LINE, 182.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.66 ACRES, MORE OR LESS.

Exhibit ZZ

Ph.	Zone	Lot	Allowable Uses*, Outright ("I.u." - Living Units)	Uses Allowed Subject to Board Approval
II	RS	39	one single-family dwelling/rental unit	home occupation
II	RS	40	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	41	one single-family dwelling/rental unit	home occupation
II	RS	42	one single-family dwelling/rental unit	home occupation
II	RS	129	one single-family dwelling/rental unit	home occupation Phase IV
II	RS	130	one 1-story* single-family dwelling/rental unit	home occupation Phase IV
II	RS	131	one 1-story* single-family dwelling/rental unit	home occupation Phase IV
II	RS	132	one single-family dwelling/rental unit	home occupation Phase IV
II	RS	48	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	49	one single-family dwelling/rental unit	home occupation
II	RS	50	one single-family dwelling/rental unit	home occupation
II	RS	51	one single-family dwelling/rental unit	home occupation
II	RS	52	one single-family dwelling/rental unit	home occupation
II	RS	53	one single-family dwelling/rental unit	home occupation
II	RS	54	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	55	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	56	one single-family dwelling/rental unit	home occupation
II	RS	57	one single-family dwelling/rental unit	home occupation
II	RS	58	one single-family dwelling/rental unit	home occupation
II	RS	59	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	60	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	61	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	62	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	63	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	64	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	65	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	68	one single-family dwelling/rental unit	home occupation
II	RS	69	one single-family dwelling/rental unit	home occupation
II	RS	70	one single-family dwelling/rental unit	home occupation
II	RS	71	one single-family dwelling/rental unit	home occupation
II	RS	72	one single-family dwelling/rental unit	home occupation
II	RS	73	one single-family dwelling/rental unit	home occupation
II	RS	74	one single-family dwelling/rental unit	home occupation
II	RS	75	one single-family dwelling/rental unit	home occupation
II	RS	76	one single-family dwelling/rental unit	home occupation
II	RS	77	one single-family dwelling/rental unit	home occupation
II	RS	78	one single-family dwelling/rental unit	home occupation
II	RS	79	one single-family dwelling/rental unit	home occupation
II	RS	80	one single-family dwelling/rental unit	home occupation
II	RS	81	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	82	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	83	one single-family dwelling/rental unit	home occupation
II	RS	84	one single-family dwelling/rental unit	home occupation
II	RS	85	one single-family dwelling/rental unit	home occupation
II	RS	86	one single-family dwelling/rental unit	home occupation
II	RS	89	one 1-story* single-family dwelling/rental unit	home occupation

* Optional height restrictions may be applied by the ARC in its sole and exclusive discretion.

Exhibit Z Z

Ph.	Zone	Lot	Allowable Uses*, Outright ("I.u." - Living Units)	Uses Allowed Subject to Board Approval
II	RS	90	one single-family dwelling/rental unit	home occupation
II	RS	91	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	92	one single-family dwelling/rental unit	home occupation
II	RS	93	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	94	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	95	one single-family dwelling/rental unit	home occupation
II	RS	96	one single-family dwelling/rental unit	home occupation
II	RS	97	one single-family dwelling/rental unit	home occupation
II	RS	98	one single-family dwelling/rental unit	home occupation
II	RS	99	one single-family dwelling/rental unit	home occupation
II	RS	100	one single-family dwelling/rental unit	home occupation
II	RS	101	one single-family dwelling/rental unit	home occupation
II	RS	102	one single-family dwelling/rental unit	home occupation
II	RS	103	one single-family dwelling/rental unit	home occupation
II	RS	104	one single-family dwelling/rental unit	home occupation
II	RS	105	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	106	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	109	one single-family dwelling/rental unit	home occupation
II	RS	110	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	111	one single-family dwelling/rental unit	home occupation
II	RS	112	one single-family dwelling/rental unit	home occupation
II	RS	113	one single-family dwelling/rental unit	home occupation
II	RS	114	one single-family dwelling/rental unit	home occupation
II	RS	115	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	116	one single-family dwelling/rental unit	home occupation
II	RS	117	one 1-story* single-family dwelling/rental unit	home occupation
II	RS	133	one 1-story* single-family dwelling/rental unit	home occupation Phase IV
II	RS	119	one single-family dwelling/rental unit	home occupation
II	RS	120	one single-family dwelling/rental unit	home occupation
II	RS	121	one single-family dwelling/rental unit	home occupation

* Optional height restrictions may be applied by the ARC in its sole and exclusive discretion.