

DECLARATION SUBMITTING POLE HOUSES I  
TO OREGON UNIT OWNERSHIP LAW

THIS DECLARATION, pursuant to the provisions of the Oregon Unit Ownership Law, is made and executed this 2nd day of September, 1970 by SUNRIVER PROPERTIES, INC., an Oregon corporation, hereinafter called "the Developer."

Developer proposes to create a condominium to be known as Pole Houses I which will be a part of Meadow Village, Sunriver, in Deschutes County, Oregon. Accordingly, by instrument dated July 1, 1969 entitled "Sunriver Declaration Establishing Pole Houses I and Annexing Pole Houses I to Meadow Village," Developer has subjected Pole Houses I to the Plan of Sunriver and annexed Pole Houses I to Meadow Village. Such declaration was recorded on July 11, 1969 in Volume 165 of the records of deeds of Deschutes County, Oregon, at page 511.

The purpose of this declaration is to submit Pole Houses I 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 Pole Houses I and Annexing Pole Houses I to Meadow Village" shall mean that certain document bearing such title dated July 1, 1969, recorded July 11, 1969, in Volume 165 of the records of deeds of Deschutes County, Oregon at page 511.

1.2 Incorporation by reference. Each of the terms defined in section 1 of the Sunriver Declaration Establishing

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Pole Houses I and Annexing Pole Houses I 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 Pole Houses I and Annexing Pole Houses I to Meadow Village. The land being submitted is located in Meadow Village, Sunriver, in Deschutes County, Oregon, and is more particularly described as follows:

A tract of land located in Section 32, Township 19 South, Range 11 East, W.M., more particularly described as follows:

Beginning at a point whence the South one-quarter corner of said Section 32 bears South 34°24'02" West, 1751.00 feet; thence North 31°42'06" West, 152.77 feet; thence North 55°12'37" West, 102.00 feet; thence North 34°37'52" West, 251.51 feet; thence North 39°27'08" East, 77.00 feet; thence North 25°56'29" East, 116.69 feet; thence North 68°58'11" West, 191.76 feet; thence North 22°18'24" East, 191.59 feet; thence South 60°42'54" East, 113.72 feet; thence North 38°42'57" East, 329.95 feet; thence around a 454.88 foot radius curve right, 884.06 feet; (chord bears South 16°05'32" East, 751.39 feet); thence South 39°34'46" West, 205.69 feet; thence around a 375.00 foot radius curve left, 123.23 feet; (chord bears South 30°09'54" West, 122.68 feet); thence South 20°45'03" West, 22.38 feet to the point of beginning, containing 9.14 acres, more or less.

3. Name and unit description.

3.1 Name. The name by which the property submitted hereunder shall be known is "Pole Houses I"

3.2 Unit description. Pole Houses I consists of 30 units. Each unit consists of a two-story building (excluding lofts, if any). Each building is of wood frame construction without basement and has a red cedar shingle roof, rough sawn pine board siding on the exterior walls, and interior and partition walls of gypsum board. The floors are of oak tongue and groove flooring, except for baths, which are covered with sheet vinyl flooring.

The dimensions of each of the units are set forth in the document entitled "Site Plan and Floor Plans of Pole Houses I," (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 includes the entire building and attached private decks located at the place indicated on the Site Plan, as well as the land underlying such building and ground-level decks. Each unit shall also include the carport air space listed in Appendix A, attached hereto and made a part hereof.

4. Location of units. The designation and location of each unit and each carport space is shown in the Site Plan, filed simultaneously herewith and made a part of this declaration as if fully set forth herein. The design plan and approximate area of each unit and the carport space applicable thereto is shown on Appendix A, attached hereto and made a part hereof.

5. General common elements. The general common elements consist of the land other than the land underlying each unit or carport building, decks which are not part of any unit, pathways, driveways, fences, grounds and parking areas. Each unit will be entitled to an ownership interest in 1/30th of the general common elements.

6. Limited common elements. Carport buildings and the land thereunder, except for the air space therein, shall constitute limited common elements. Each carport building shall pertain 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 Pole Houses I and Annexing Pole Houses I to Meadow Village, the Plan of Sunriver and the Bylaws of the Association of Unit Owners of Pole Houses I filed herewith.

8. Service of process. The name of the person to receive service of process in cases provided in subsection (1) of ORS 91.635 is ROBERT L. GORDON and his place of business within Deschutes County, Oregon, is Sunriver Center Building, Sunriver, Oregon 97701.

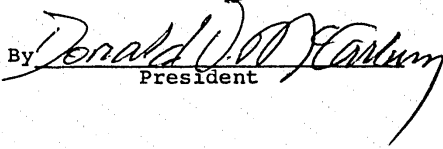
9. Encroachments. If any portion of the common elements now encroaches upon any unit, or if any unit now encroaches upon any other unit or upon any portion of the common elements, as a result of the construction of any building, or if any such encroachment shall occur hereafter as a result of settling 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.

10. 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 Pole Houses I which bylaws are to be filed simultaneously herewith.

IN WITNESS WHEREOF, Sunriver Properties, Inc. has caused this declaration to be executed this 2nd day of September, 1970.

SUNRIVER PROPERTIES, INC.

By

  
President

Attest:

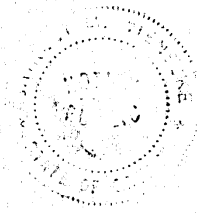
  
Secretary

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STATE OF OREGON                    )  
  ) ss.  
County of Deschutes                )

On this 2nd day of September, 1970, personally appeared before me DONALD V. McCALLUM 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.



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

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APPENDIX A  
to  
DECLARATION SUBMITTING POLE HOUSES I  
to OREGON UNIT OWNERSHIP LAW

<u>Unit</u>	<u>Design Plan</u>	<u>Approx. Area in Sq. Feet</u>	<u>Carport Space</u>
1	21	1200	
2	32	1400	
3	32	1400	
4	32	1400	
5	21	1200	
6	21	1200	(6)
7	21	1200	
8	32	1400	
9	32	1400	
10	21	1200	
11	21	1200	
12	41	1600	
13	32	1400	
14	21	1200	
15	32	1400	(15)
16	21	1200	
17	32	1400	
18	21	1200	(18)
19	31	1400	(19)
20	21	1200	
21	32	1400	
22	21	1200	
23	21	1200	(23)
24	21	1200	(24)
25	32	1400	
26	32	1400	
27	32	1400	
28	21	1200	(28)
29	32	1400	
30	32	1400	

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STATE OF OREGON  
County of Deschutes  
I hereby certify that the within instru-  
ment of writing was received for Record  
the 3rd day of July A.D. 1970  
at 4:23 o'clock P.M., and recorded  
in Book 171 on Page 977 Records  
of Deschutes  
Notary Public  
By Agnes Lefson County Clerk

SITUATED IN SECTION 28,  
TOWNSHIP 19 SOUTH,  
RANGE 11 EAST, WFL  
SUNRISE PROPERTIES, INC.,  
SUNRISE, OREGON

REMOVED - 6-28-70

Thy Lark

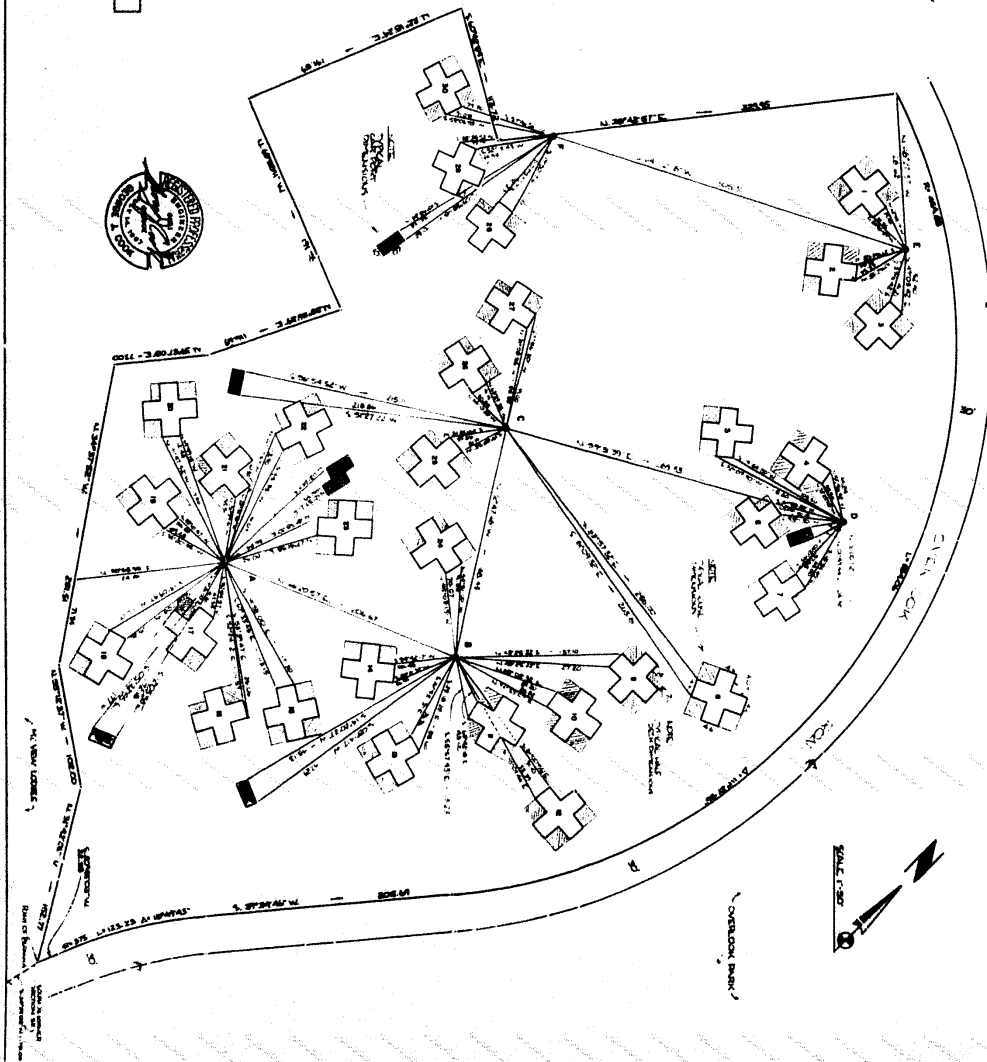
- LEAD:
- ☒ PRIVATE PECK
  - ☐ HOUSE FLOOR
  - ☒ CAR PORT SPACE
  - CONTROL POINT: 2 1/2" BRASS CAP

ALL TRADE, INVESTMENT, STOCK OR  
OTHER CLAIMS HAVE BEEN PAID IN  
OF September 1970.

COUNTY SHERIFF **7088**

COUNTY ANSWER **74-1-100**

7C Shole  
M. J. Brown



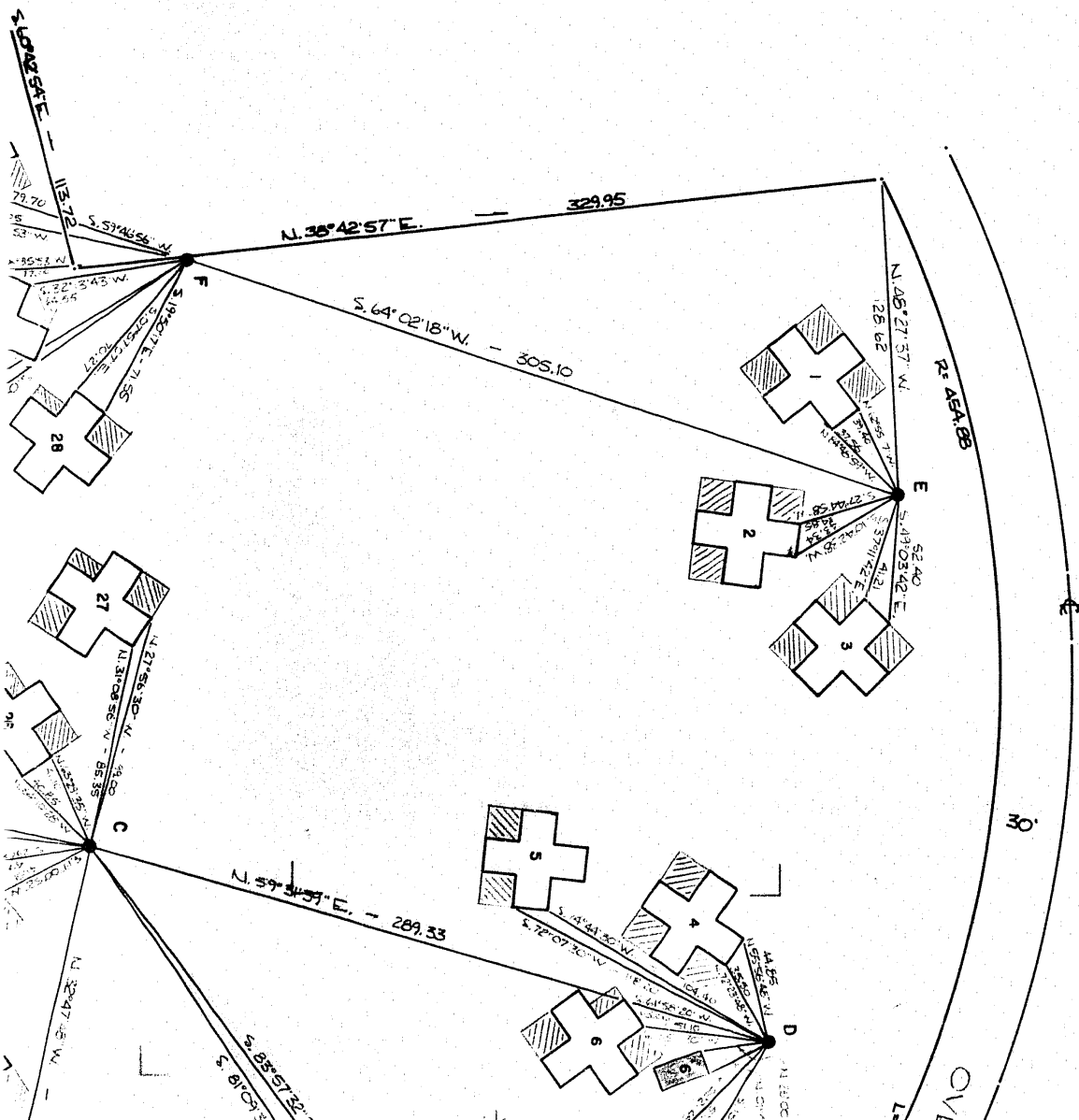
**POLE HOUSES: I**  
 SITUATED IN SECTION 32,  
 TOWNSHIP 19 SOUTH,  
 RANGE 11 EAST W.M.,  
 SUNRIVER PROPERTIES, INC.,  
 SUNRIVER, OREGON

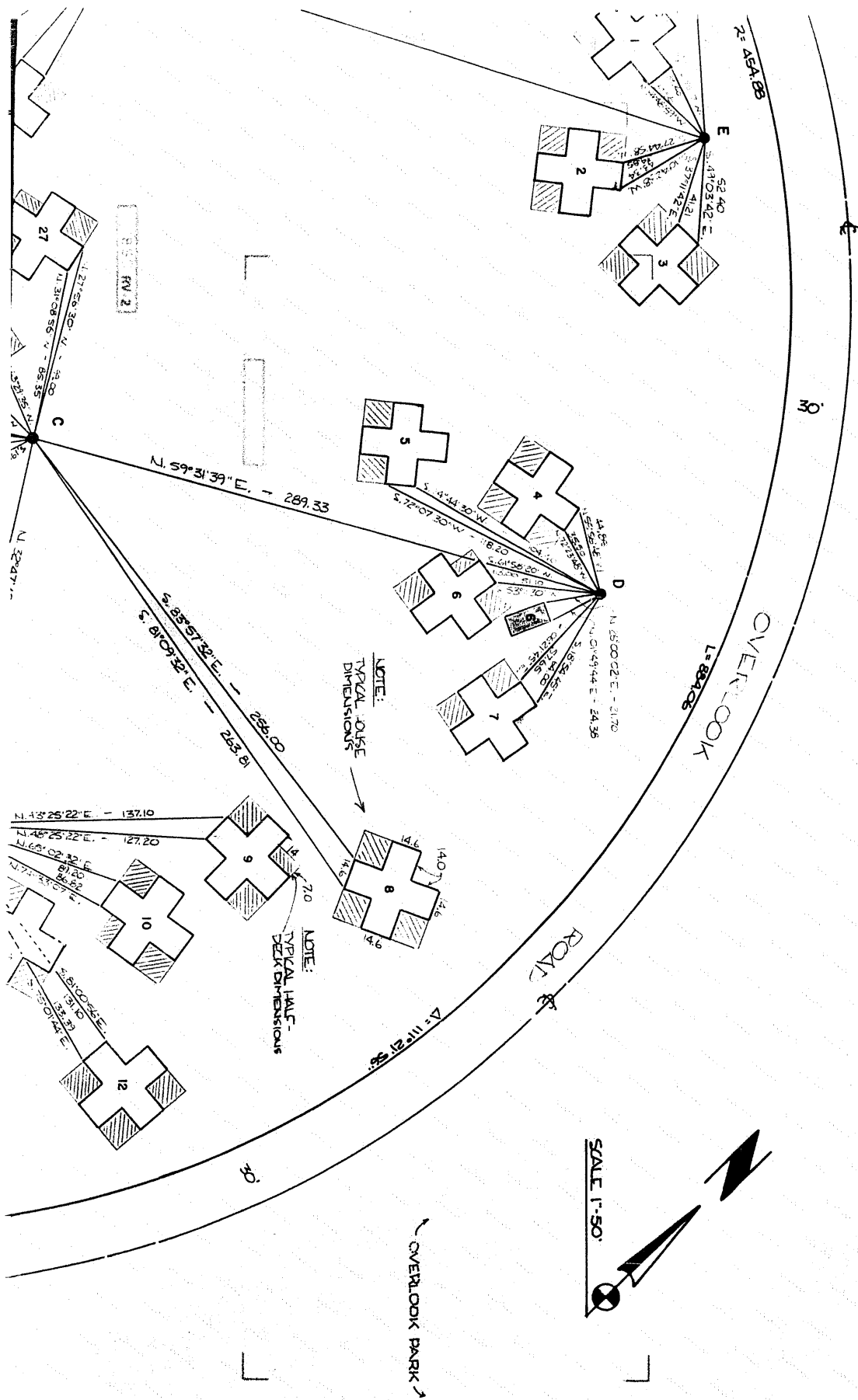
**SITE PLAN & FLOOR PLANS - POLE HOUSES - PHASE I**  
 I, GEORGE J. COOK, REGISTERED PROFESSIONAL  
 ENGINEER, DO HEREBY CERTIFY THAT I PRE-  
 PARED THIS SITE PLAN AND FLOOR PLANS OF  
 POLE HOUSES I, . . . THAT SUCH SITE PLAN  
 & FLOOR PLANS FULLY AND ACCURATELY DE-  
 PICT THE LAYOUT OF THE UNITS AND FLOORS  
 OF THE BUILDINGS COMPRISING POLE HOUSES  
 I, . . . AND CONSTRUCTION OF THESE BUSH  
 WAS COMPLETED ON THIS DATE  
 DATED THIS 26<sup>TH</sup> DAY OF AUGUST, 1970.

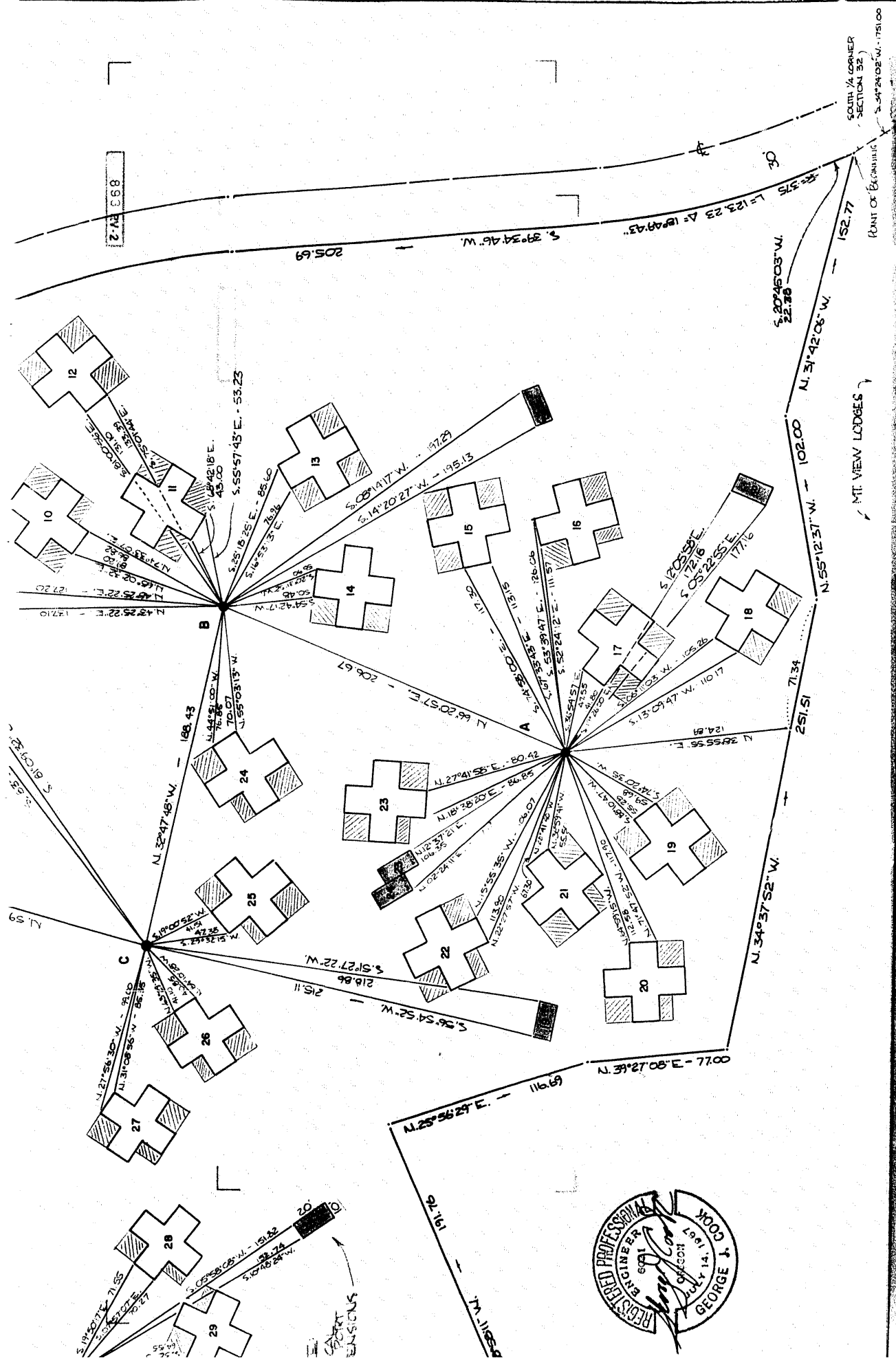
*George J. Cook*  
 P.E.

REVISED - 8-28-70

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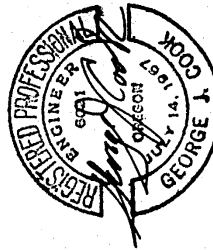
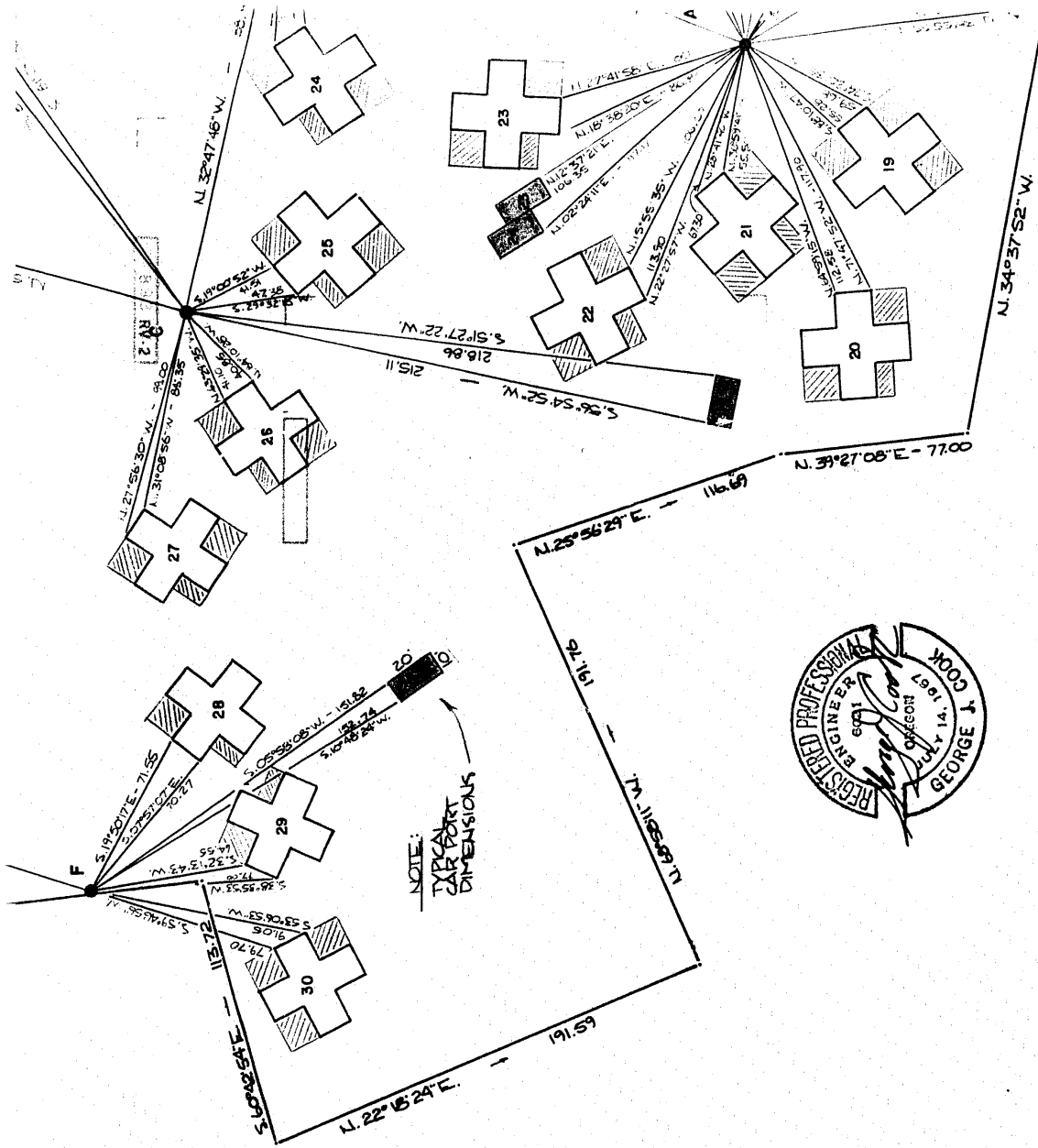




REVISED - 8-28-70

- LEGEND
- PRIVATE DECK
  - HOUSE FLOOR
  - CAR PORT SPACE
  - CONTROL POINT - 2 1/8" BRASS CAP

NOTE:  
TYPE CAR  
PORT  
DIMENSIONS



ALL TAXES, ASSESSMENTS, FEES OR  
OTHER CHARGES HAVE BEEN PAID AS  
OF September 26, 1970.

COUNTY SHERIFF W. E. Sholes  
COUNTY ASSESSOR W. J. Hout