

✓ AFTER RECORDING RETURN TO:
PDC Properties, Inc.
1070 NW Bond Street, Suite 207
Bend, OR 97701

97-32745

461 - 1779

**SUPPLEMENTAL DECLARATION FOR
POWDER VILLAGE CONDOMINIUM
STAGE 2**

WHEREAS by declaration dated August 26, 1995, recorded September 22, 1995, as document number 95-33458, the official records of Deschutes County, Oregon (such declaration and all amendments thereto are hereinafter referred to as the "Declaration"), Aspen Powder L.L.C. (hereinafter referred to as "Declarant"), submitted certain property to the provisions of the Oregon Condominium Act, and

WHEREAS the Declaration provides a plan of development permitting the construction by Declarant of additional units in the Powder Village Condominium, and

WHEREAS Declarant desires to reclassify a portion of the non-withdrawable variable property included in Powder Village Condominium,

NOW, THEREFORE, it is declared as follows:

Section 1. Definitions.

The capitalized terms used herein shall have the same meanings assigned to those terms as set forth in the Declaration.

Section 2. Name of the Property.

The property subject to this supplemental declaration for Powder Village Condominium, Stage 2, shall be known by the name Powder Village Condominium.

Section 3. Description of the Property.

This supplemental declaration reclassifies that portion of the non-withdrawable variable property included in the

Condominium shown on the supplemental plat being recorded concurrently herewith. Such non-withdrawable variable property is reclassified as units, general common elements, and limited common elements as hereinafter described and as more particularly shown on the supplemental plat being recorded concurrently herewith.

Section 4. Unit Description.

There shall be a total in all stages of not more than 88 units. The units shall be situated in eleven buildings containing eight units each. Stage 1 has been completed and consists of 56 units as described in the Declaration. Stage 2 has been completed and consists of 8 units situated in 1 building. Each building is a two-story frame structure. A general description of the units and their approximate area is attached hereto marked Exhibit A. The dimensions, designation, and location of each unit are shown in the supplemental plat filed simultaneously herewith and made a part of this Supplemental Declaration as if fully set forth herein. The units shall be bounded by the undecorated surface of the interior perimeter walls, floors, and ceilings, exclusive of any common elements. All doors, door frames, windows, window frames, and nonloadbearing walls within a unit are part of the unit.

Section 5. Common Elements.

a. The general common elements shall consist of all portions of the property not part of a unit or a limited common element, including all the above-described property; all foundations, columns, girders, beams, and supports; all stairs

and corridors, except stairs within units having more than one story; all exterior walls of the buildings in which the units are situated and all walls and partitions separating units from other units; parking areas, driveways, walkways, landscaping, recreational and other facilities, and utilities and all the appurtenances thereto.

b. The limited common elements shall consist of two decks or balconies adjacent to each unit, whose use is restricted to each respective appurtenant unit.

Section 6. Percentage of Interest in Common Elements.

Each unit shall have an equal interest in the common elements.

Section 7. Common Expenses.

The fraction of common expenses charged to each unit shall be as follows:

<u>Two-Bedroom</u>	<u>One-Bedroom</u>	<u>No Bedroom</u>
1.763800	1.533742	1.533742

Section 8. Incorporation by Reference.

Except as otherwise set forth herein, the provisions of the Declaration are hereby incorporated by reference.

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IN WITNESS WHEREOF Declarant has executed this
supplemental declaration of unit ownership this 10 day of
July, 1997.

ASPEN POWDER L.L.C.

By: The Pennbrook Company, fka PDC
Properties, Inc., Member

By [Signature]

The undersigned holders of trust deeds covering all or
a portion of the Condominium have executed this Supplemental
Declaration for Powder Village Condominium Stage 2 for the
purpose of consenting to the foregoing.

BANK OF THE CASCADES

By [Signature]

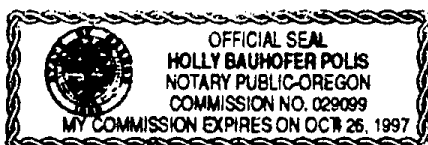
DOLORME, INC.

By [Signature] (Secretary)

By _____

STATE OF OREGON)
) SS
COUNTY OF)

This instrument was acknowledged before me on
July 10, 1997, by Donald W. Bauhofer as
President of The Pennbrook Company, fka PDC Properties,
Inc., Member, Aspen Powder L.L.C.

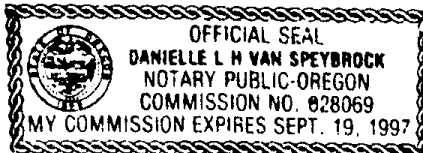


[Signature]
Notary Public for Oregon
My commission expires: 10-26-97

STATE OF OREGON)

COUNTY OF)

) SS



461 - 1783

This instrument was acknowledged before me on
July 9, 1997, by Roger L. Christensen as
Asst. Vice Pres of Bank of the Cascades.

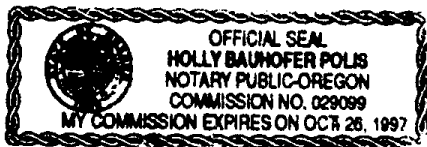
Danielle L. H. Van Speybroek
Notary Public for Oregon
My commission expires: 9-19-97

STATE OF)

COUNTY OF)

) SS

This instrument was acknowledged before me on
July 10, 1997, by Dolores Riquelme as
Secretary of Dolorme, Inc.



Holly Baunhofer Polis
Notary Public for Oregon
My commission expires: 10-26-97

The foregoing Supplemental Declaration for Powder
Village Condominium Stage 2 is approved pursuant to ORS 100.110
this 9 day of July, 1997.

Ann Worrell by Ken Thorsen
Deschutes County Assessor
Marty Skynne
by Maury A. Bay Chief Tax Deputy
Deschutes County Tax Collector

The foregoing Supplemental Declaration for Powder
Village Condominium Stage 2 is approved this 15 day of
August, 1997.

SCOTT W. TAYLOR

Real Estate Commissioner of Oregon

By: Scott W. Taylor

EXHIBIT A

General Description of Units

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Units H-1 through H-8 are two-bedroom, two-bath units
of approximately 874 square feet.

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

97 SEP 11 AM 11:43

MARY SUE PENHOLLOW
COUNTY CLERK

BY.  DEPUTY
NO. 97-32745 FEE 30-
DESCHUTES COUNTY OFFICIAL RECORDS