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SUPPLEMENTAL CONDOMINIUM DECLARATION
FOR STAGE II

THE RIDGE CONDOMINIUM

89-02874

This Supplemental Declaration submits to the provisions, restrictions and limitations of the Oregon Condominium Act, land hereinafter described and all improvements now existing or to be constructed on such real property to become a part of the condominium known as THE RIDGE CONDOMINIUM, a condominium lying and being in the County of Deschutes, State of Oregon. The real property being submitted hereby is Stage II of THE RIDGE CONDOMINIUM, as set forth in the Condominium Declaration of said condominium, recorded July 7, 1988, in the records of Deschutes County, Oregon, Volume 166, Pages 1467, et seq.

Recitals, Intent and Purpose

Wiergate Corporation ("Declarant"), is owner in fee simple of the real property described hereinbelow and desires to submit said real property to the condominium form of ownership as Stage II of THE RIDGE CONDOMINIUM, to be converted, handled and used in the manner provided by the Oregon Condominium Act.

Declarant has previously filed the Condominium Declaration and Bylaws of THE RIDGE CONDOMINIUM, which Declaration contemplates up to a maximum of thirteen (13) additional stages with a maximum of forty-six (46) units in such stages.

The previously recorded Declaration submitted the eight (8) units in Stage I to the condominium form of ownership.

The Declarant with this Supplemental Declaration desires to and does hereby submit the six (6) units in Stage II to the condominium form of ownership.

NOW, THEREFORE:

Supplemental Declaration

Declarant hereby declares on behalf of itself, its successors, grantees and assigns, as well as to any and all persons having, acquiring or seeking to have or acquire any interest of any nature

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DESCHUTES COUNTY TITLE CO.
P. O. BOX 303
LEWIS, OREGON 97731

whatsoever in and to any part of the property described on Exhibit "A," that said real property in all respects shall be subject to the Oregon Condominium Act and is a part of THE RIDGE CONDOMINIUM, subject to all of the rights, restrictions and obligations of the Condominium Declaration and Bylaws of said condominium recorded July 7, 1988 in the records of Deschutes County, Oregon, Volume 166, Pages 1467, et seq. Except as herein amended to permit the addition of the six (6) units in Stage II, the Condominium Declaration and Bylaws shall remain in full force and effect.

1. LAND DESCRIPTION. The land submitted to the Oregon Condominium Act hereunder is owned and submitted by the Declarant in fee simple. The land is located in the County of Deschutes, State of Oregon, and is more particularly described on Exhibit "A" attached hereto.

2. NAME AND UNIT DESCRIPTION.

2.1 Name. The property submitted hereby shall become a part of and shall be known together with the eight (8) units in Stage I as THE RIDGE CONDOMINIUM.

2.2 Boundaries of Units. Each unit shall be bounded by the interior surfaces of its perimeter walls, floors, ceilings, and trim. The units shall include all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring, and any other materials constituting any part of its finished surfaces and the exterior surfaces so described. All other portions of the walls, floors or ceilings shall be a part of the common elements. In addition, each unit shall include the following:

(a) All spaces, nonbearing interior partitions, windows, window frames, exterior doors, door frames, and all other fixtures and improvements within the boundaries of the unit; and

(b) All outlets of utility service lines, including, but not limited to, power, light, gas, hot and cold water, heating, refrigeration, air conditioning and waste disposal within the boundaries of the unit, but shall not include any part of such lines or ducts themselves.

In interpreting deeds, mortgages, deeds of trust and other instruments for any purpose whatsoever or in connection with any matter, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans hereof shall be conclusively presumed to be the boundaries regardless of settling, rising or lateral movement of the building

and regard less of variances between boundaries as shown on the plat and those of the actual building or buildings.

2.3 Building Description and Unit Designation. The land submitted by this Supplemental Declaration has two (2) buildings thereon in which six (6) condominium units are located. The condominium buildings are two-story, wood frame construction on concrete foundations with plywood siding and composition shingle roofs. The vertical and horizontal boundaries, number designation, location and dimension of each unit and the designation, location, description of boundaries and approximate area of each parking unit are shown on the plat for Stage II which is being recorded simultaneously with this Declaration.

The allocation to each unit in Stage II of an undivided interest in the common elements was determined by dividing the sum of the approximate floor space of all units into the approximate floor space of each respective unit.

The unit designation, approximate area and percentage ownership in common elements as of the annexation of Stage II is as follows:

<u>Unit No.</u>	<u>Approximate Area</u>	<u>Percentage Ownership in Common Elements Stage II</u>
STAGE I		
7	1260	7.0826
8	1260	7.0826
9	1260	7.0826
10	1260	7.0826
11	1260	7.0826
12	1260	7.0826
13	1260	7.0826
14	1260	7.0826
STAGE II		
1	1285	7.2232
2	1285	7.2232
3	1285	7.2232
4	1285	7.2232
5	1285	7.2232
6	1285	7.2232

3. GENERAL COMMON ELEMENTS.

3.1 Definition. The general common elements consist of all portions of the condominium not part of a unit or a limited common element, including, but not limited to the following:

(a) The land;

(b) The foundations, columns, girders, beams, supports, bearing walls, main walls, roofs, halls, corridors, lobbies, stairs, fire escapes, entrances and exits of the building(s);

(c) Those basements, yards, gardens, recreational facilities, parking areas and outside storage spaces;

(d) Installations of central services, such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning, waste disposal and incinerators, up to the outlets within any units;

(e) The tanks, pumps, motors, fans, compressors, ducts and, in general, all apparatus and installations existing for common use;

(f) All other elements of any building necessary or convenient to its existence, maintenance and safety, or normally in common use.

3.2. Maintenance, Repair and Replacement; Liability for Common Expense. Except as otherwise specifically provided in this Declaration, the cost of maintenance, repair and replacement of the general common elements shall be a common expense, and the performance of such work shall be the responsibility of the Association, except that any damage caused by the negligence or intentional act of an owner, his invitee, guest or servant shall be repaired by the Association at such owner's sole cost and expense. Common expenses shall be assessed and allocated among the owners in accordance with Section 10.6 of the Declaration.

4. LIMITED COMMON ELEMENTS. The following shall constitute limited common elements, the use of which shall be restricted to the units to which they pertain:

4.1 Definitions.

(a) Each of the patios and/or decks and storage areas is a limited common element appertaining to the unit which it adjoins as shown on the plat.

(b) Each of the numbered parking spaces is a limited common element appertaining to the unit bearing the corresponding numeration as shown on the plat.

4.2 Parking. Each of the numbered parking spaces is a limited common element appertaining to the unit bearing the corresponding numeration as shown on the plat.

4.3 Maintenance, Repair and Replacement of Limited Common Elements. Except as otherwise specifically provided in this Declaration, the cost of maintenance, repair and replacement of the limited common elements shall be a common expense, and the performance of such work shall be the responsibility of the Association, except that any damage caused by the negligence or intentional act of an owner, his invitee, guest or servant shall be repaired by the Association at such owner's sole cost and expense. Common expenses shall be assessed and allocated among the owners in accordance with Section 10.6 of the Declaration.

5. STATEMENT OF USE. The six (6) units in Stage II shall be used for vacational, recreational and residential purposes only.

6. DECLARATION AND BYLAWS. The annexation of the units in this Stage II is being made pursuant to rights reserved in the Declaration and Bylaws which have been recorded in the Records of Deschutes County, Oregon. Except as amended herein to permit the annexation of the six (6) units in Stage II, said Declaration and Bylaws which have been previously recorded shall be binding, enforceable and shall fully appertain to all of the property in Stage II as well as the property in the previously submitted stage.

IN WITNESS WHEREOF, the undersigned fee owner of the subject property has caused this Supplemental Declaration for Stage II to be executed this 24th day of January, 1988.

WIERGATE CORPORATION

By Cathleen E. Londahl
Cathleen E. Londahl
Its Attorney-in-Fact

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

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STATE OF OREGON

County of Seaside) ss.

January 24, 1988

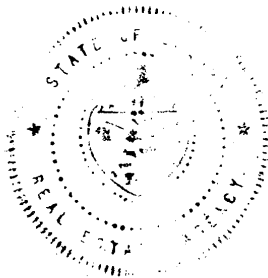
Personally appeared CATHLEEN E. LONDAHL who, being duly sworn, did say that she is the Attorney-in-Fact respectively, of WIERGATE CORPORATION, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors; and she acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:

[Signature]
Notary Public for Oregon

My Commission Expires: March 31, 1990

The foregoing Supplemental Declaration is approved pursuant to ORS 94.036 this 1st day of February, 1989.



MORELLA LARSEN
Real Estate Commissioner

By Steen F. Mayfield

EXHIBIT "A"
TO
SUPPLEMENTAL CONDOMINIUM DECLARATION
FOR STAGE II
THE RIDGE CONDOMINIUM

A portion of 'Tract A', Mountain Village East V, a subdivision of record in the southeast one-quarter of Section 32, Township 19 South, Range 11 East, Willamette Meridian, Deschutes County, Oregon, more particularly described as follows:

Beginning at the initial point of this plat, said point being the most westerly point on the boundary of said Tract A.
thence along the boundary of said Tract A North 61 15' 05", East 351.57 feet, thence leaving said boundary South 02 31' 02" West, 56.66 feet to a point on the boundary of The Ridge Condominiums Stage I,
thence along said boundary South 26 32' 40" West, 250.00 feet,
thence leaving said boundary and proceeding on the southerly boundary of said Tract A North 60 11' 25" West, 223.61 feet to the point of beginning. Containing 0.84 acres more or less.

STATE OF OREGON) ss.
COUNTY OF DESCHUTES)

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:

89 FEB -8 PM 3:40

MARY SUE PENHOLLOW
COUNTY CLERK

BY: *B. B. Burk* DEPUTY

NO. 89-02874 FEE 35-

DESCHUTES COUNTY OFFICIAL RECORDS