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**SUPPLEMENTAL CONDOMINIUM DECLARATION  
FOR STAGE VIII**

**THE RIDGE CONDOMINIUM  
90-18923**

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 VIII 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., the Supplemental Condominium Declaration for Stage II of THE RIDGE CONDOMINIUM, recorded February 8, 1989, in the records of Deschutes County, Oregon, Volume 178, Pages 1752, et seq., the Supplemental Condominium Declaration for Stage III of THE RIDGE CONDOMINIUM, recorded June 9, 1989, in the records of Deschutes County, Oregon, Volume 185, Pages 2315, et seq., the Supplemental Condominium Declaration for Stage IV of THE RIDGE CONDOMINIUM, recorded June 20, 1989, in the records of Deschutes County, Oregon, Volume 186, Pages 1208, et seq., the Supplemental Condominium Declaration for Stage V of THE RIDGE CONDOMINIUM, recorded October 24, 1989, in the records of Deschutes County, Oregon, Volume 194, Pages 2854, et seq., the Supplemental Condominium Declaration for Stage VI of THE RIDGE CONDOMINIUM, recorded January 25, 1990, in the records of Deschutes County, Oregon, Volume 201, Pages 1096, et seq., and the Supplemental Condominium Declaration for Stage VII of THE RIDGE CONDOMINIUM, recorded April 23, 1990, in the records of Deschutes County, Oregon, Volume 207, Pages 0623, 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 VIII 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 submitted eight (8) units in Stage I to the condominium form of ownership and

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DESCHUTES COUNTY TITLE CO  
P. O. BOX 323  
BEND, OREGON 97701

contemplates up to a maximum of thirteen (13) additional stages with a maximum of forty-six (46) units in such stages, and the Supplemental Condominium Declaration for Stage II of THE RIDGE CONDOMINIUM, which submitted an additional six (6) units to the Condominium, contemplating up to twelve (12) additional stages with a maximum of forty (40) additional units in such stages, and the Supplemental Condominium Declaration for Stage III of THE RIDGE CONDOMINIUM, which submitted an additional four (4) units to the Condominium, contemplating up to eleven (11) additional stages with a maximum of thirty-six (36) additional units in such stages, the Supplemental Condominium Declaration for Stage IV of THE RIDGE CONDOMINIUM, which submitted an additional four (4) units to the Condominium, contemplating up to ten (10) additional stages with a maximum of thirty-two (32) units in such stages, the Supplemental Condominium Declaration for Stage V of THE RIDGE CONDOMINIUM, which submitted an additional four (4) units to the Condominium, contemplating up to nine (9) additional stages with a maximum of twenty-eight (28) units in such stages, the Supplemental Condominium Declaration for Stage VI of THE RIDGE CONDOMINIUM, which submitted an additional six (6) units to the Condominium, contemplating up to eight (8) additional stages with a maximum of twenty-two (22) units in such stages and the Supplemental Condominium Declaration for Stage VII of THE RIDGE CONDOMINIUM, which submitted an additional six (6) units to the Condominium, contemplating up to seven (7) additional stages with a maximum of sixteen (16) units in such stages.

The Declarant with this Supplemental Declaration desires to and does hereby submit the general common elements in Stage VIII 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 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., the Supplemental Condominium Declaration for Stage II of THE RIDGE CONDOMINIUM, recorded February 8, 1989, in the records of Deschutes County, Oregon, Volume 178, Pages 1752, et seq., the Supplemental Condominium Declaration for Stage III of THE RIDGE CONDOMINIUM, recorded June 9, 1989, in the records of

Deschutes County, Oregon, Volume 185, Pages 2315, et seq., the Supplemental Condominium Declaration for Stage IV of THE RIDGE CONDOMINIUM, recorded June 20, 1989, in the records of Deschutes County, Oregon, Volume 186, Pages 1208, et seq., the Supplemental Condominium Declaration for Stage V of THE RIDGE CONDOMINIUM, recorded October 24, 1989, in the records of Deschutes County, Oregon, Volume 194, Pages 2854, et seq., the Supplemental Condominium Declaration for Stage VI of THE RIDGE CONDOMINIUM, recorded January 25, 1990, in the records of Deschutes County, Oregon, Volume 201, Pages 1096, et seq., and the Supplemental Condominium Declaration for Stage VII of THE RIDGE CONDOMINIUM, recorded April 23, 1990, in the records of Deschutes County, Oregon, Volume 207, Pages 0623, et seq. Except as herein amended to permit the addition of the general common elements in Stage VIII, 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 thirty-eight (38) units in Stages I, II, III, IV, V, VI and VII as THE RIDGE CONDOMINIUM.

2.2 Units. No units are being submitted in Stage VIII. All property hereby annexed in Stage VIII constitutes common elements.

2.3 Building Description and Unit Designation. The land submitted by this Supplemental Declaration has one (1) building thereon, one (1) tennis court and a swimming pool. The building is two-story, wood frame construction on concrete foundations with plywood siding and composition shingle roofs. The location of the improvements in Stage VIII are shown on the plat for Stage VIII which is being recorded simultaneously with this Declaration. There are no parking "units" in any stage of the Condominium, and all references to any parking "units" in any previous Declaration or Supplemental Declaration are intended to refer to limited common element parking spaces.

The unit designation, approximate area and percentage ownership in common elements as of the annexation of Stage VIII is unchanged from the information set forth in the previously recorded Supplemental Declaration for Stage VII.

3. GENERAL COMMON ELEMENTS.

3.1 Definition. The entire parcel of real property annexed in Stage VIII, including all improvements thereon, constitute general common elements.

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. There are no limited common elements being annexed to the Condominium in Stage VIII.

5. DECLARATION AND BYLAWS. The annexation of the property in this Stage VIII is being made pursuant to rights reserved in the Declaration, Bylaws and Supplemental Declarations which have been recorded in the Records of Deschutes County, Oregon. Except as amended herein to permit the annexation of property in Stage VIII, said Declaration and Bylaws which have been previously recorded shall be binding, enforceable and shall fully appertain to all of the property in Stage VIII as well as the property in the previously submitted stages.

IN WITNESS WHEREOF, the undersigned fee owner of the subject property has caused this Supplemental Declaration for Stage VIII to be executed this 2<sup>nd</sup> day of June, 1990.

WIERGATE CORPORATION

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

PAGE 4. SUPPLEMENTAL CONDOMINIUM DECLARATION FOR STAGE VIII

212 - 1856

STATE OF OREGON

County of Deschutes


) ss.

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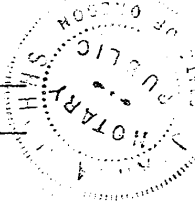
, 1990

Personally appeared CATHLEEN E. LONDAHL who, being duly sworn, did say that she is the Attorney-in-Fact, 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.

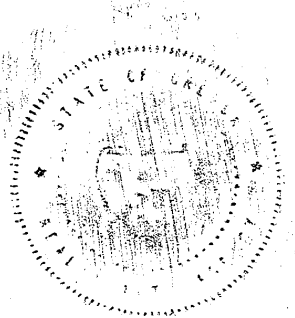
BEFORE ME:

  
Notary Public for Oregon

My Commission Expires: 10-19-91

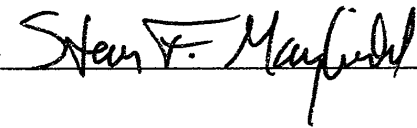


The foregoing Supplemental Declaration is approved pursuant to ORS 100.110 this \_\_\_\_\_ day of \_\_\_\_\_, 1990.



MORELLA LARSEN  
Real Estate Commissioner

By





**EXHIBIT "A"**  
**TO SUPPLEMENTAL CONDOMINIUM DECLARATION**  
**THE RIDGE CONDOMINIUM STAGE VIII**

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, being more particularly described as follows:

Beginning at the Initial Point of THE RIDGE CONDOMINIUM STAGE VI, a recorded subdivision;  
 thence along the boundary of said Stage VI, South 62°02'17" East, 25.00 feet, to a 2" brass capped iron pipe marking the Initial Point and point of beginning of this description,  
 thence continuing on said boundary South 61°17'47" East, 148.88 feet, to a 5/8 inch iron rod on the westerly right-of-way of Beaver Drive;  
 thence continuing on said right-of-way South 43°15'18" West, 149.21 feet, to a 5/8 inch iron rod;  
 thence continuing on said right-of-way along the arc of a 1760.00 foot radius curve to the left, 161.42 feet, the chord of which bears South 40°37'39" West, 161.36 feet to a 5/8 inch iron rod on the boundary of THE RIDGE CONDOMINIUM STAGE III;  
 thence leaving said right-of-way and continuing on said boundary North 52°00'00" West, 109.33 feet to a 5/8 inch iron rod;  
 thence continuing on said boundary North 38°00'00" East, 30.87 feet, to a 5/8 inch iron rod;  
 thence continuing on said boundary North 37°29'19" West, 20.00 feet, to a 5/8 inch iron rod on the boundary of THE RIDGE CONDOMINIUM STAGE IV;  
 thence continuing on said Stage IV boundary along the arc of a 512.50 foot radius curve to the left 116.67 feet, the chord of which bears North 45°59'22" East, 116.42 feet to a 5/8 inch iron rod on the boundary of THE RIDGE CONDOMINIUM STAGE V;  
 thence continuing on said Stage V boundary along the arc of a 512.50 foot radius curve to the left 102.92 feet, the chord of which bears North 33°42'53" East, 102.74 feet to a 5/8 inch iron rod;  
 thence continuing on said boundary North 27°57'43" East, 32.60 feet to the point of beginning and terminus of this description. Said tract containing 0.85 acres more or less.

PAGE 1. EXHIBIT "A"

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:

90 JUN 29 PM 3:19

MARY SUE PENHOLLOW  
 COUNTY CLERK

BY: *Phad* DEPUTY

NO. 90-1857 FEE 36  
 DESCHUTES COUNTY OFFICIAL RECORDS