

92-0260/

255 - 1325

SUPPLEMENTAL DECLARATION FOR

RIVER RIDGE ONE CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE C

WHEREAS, by Declaration dated August 2, 1990, and recorded September 21, 1990, in Volume 218, Page 2898, Official Records of Deschutes County, Oregon, (hereinafter referred to as the "Declaration"), MOUNT BACHELOR VILLAGE CORPORATION (hereinafter referred to as "Declarant"), submitted certain property to the provisions of the Oregon Condominium Act;

WHEREAS, the Declaration provides a plan of development permitting the annexation of additional land and the construction by Declarant of additional units in River Ridge One Condominiums of Mt. Bachelor Village;

WHEREAS Declarant desires to submit the property described in this Supplemental Declaration known as River Ridge One Condominiums of Mt. Bachelor Village, Stage C, together with all improvements now existing or hereafter to be constructed thereon, to the provisions, restrictions and limitations of the Oregon Condominium Act, Oregon Revised Statutes, Section 100.005 through Section 100.990.

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 Section 1 of the Declaration.

Section 2. Name of the Property.

The property subject to this Supplemental Declaration for River Ridge One Condominiums of Mt. Bachelor Village, shall be known by the name River Ridge One Condominiums of Mt. Bachelor Village, Stage C, hereinafter referred to as "River Ridge One, Stage C".

Section 3. Description of the Property.

This Supplemental Declaration submits to the provisions, restrictions and limitations of the Oregon Condominium Act and to the Restated Mt. Bachelor Village Charter dated February 6, 1987, and recorded February 9, 1987, in Volume 140, Page 2954, Official Records of Deschutes County, Oregon, and the River Ridge One Condominiums of Mt. Bachelor Village Declarations dated August 2, 1990, and recorded on September 21, 1990, in Volume 218, Page 2898, Official Records of Deschutes County, Oregon, the land owned in fee simple and described on Exhibit A, attached hereto, together with the units described and all other improvements now existing or

- 1 - SUPPLEMENTAL DECLARATION

Send Title Company

to be constructed on such land which together shall constitute Stage C of the Plan of Development.

Section 4. General Description of the Units.

River Ridge One, Stage A and Stage B have been completed and consist of eight units. River Ridge One Stage C, consists of four units. The units in Stage C shall be situated in one structure, which shall be a three-story wood frame structure with no basement. The dividing walls between adjoining outdoor covered decks are not part of the units. The unit designation, description, location and approximate area of the units in River Ridge One, Stage C are indicated on Exhibit B attached hereto. 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, hot water heaters, furnaces, hot tubs on any decks 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 land; all foundations, columns, girders, beams and supports; fireplace chimneys except for fireplace chimney flues; 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 corridors, other units or stairs, together with the dividing walls between adjoining outdoor covered decks; parking areas, driveways, walkways, landscaping, utilities and all the appurtenances thereto.

b. The limited common elements shall consist of exterior balconies, decks attached to individual units, including the railings thereof but not the dividing walls between adjoining decks, fireplace chimney flues, the storage areas and covered parking spaces shown on Exhibit B, all of which shall be appurtenant to the units which they are designated to serve as shown on Exhibit B.

Section 6. Percentage of Interest in Common Elements.

The units in both River Ridge One, Stage A, Stage B and Stage C shall have an equal one-twelfth interest in the common elements. This interest may be modified as provided in Section 26 of the Declaration. Interests in common elements are to be allocated to units on an equal basis. Such undivided interest in the common elements shall not be separated from the unit to which it appertains and shall be conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in

the conveyance or other instrument.

The common elements shall remain undivided, and no unit owner may bring any action for partition or division of any part thereof while the property is subject to this Declaration. Any covenant to the contrary is void.

Section 7. Incorporation by Reference.

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

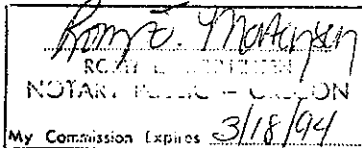
IN WITNESS WHEREOF Declarant has executed this Supplemental Declaration this 14th day of January, 1992.

MOUNT BACHELOR VILLAGE CORPORATION

By Michael P. Hollern
Michael P. Hollern

STATE OF OREGON, County of Deschutes, ss:

This instrument was acknowledged before me on the 14th day of January, 1992, by MICHAEL P. HOLLERN, President of Mount Bachelor Village Corporation, an Oregon Corporation, on behalf of the corporation.

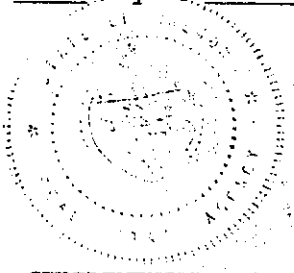


Remy E. Maensen
Notary Public for Oregon
My Commission Expires 3/18/94

COUNTY ASSESSOR

COUNTY TAX ASSESSOR

The foregoing Declaration is approved pursuant to ORS 100.110 this 23rd day of January, 1992.



MORELLA LARSEN
REAL ESTATE COMMISSIONER

By: Stan F. Marshall

"Exhibit A"

PLAT BOUNDARY
RIVER RIDGE ONE CONDOMINIUMS
OF MT. BACHELOR VILLAGE, STAGE C

255 - 1328

JOB #	910706 EP
DATE	11-26-91
BY	DRW
CHECKED	DRW

PROPERTY DESCRIPTION

A parcel of land located in a portion of the North One-Half of Section 7, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, being more particularly described as follows:

Beginning at a point on the southerly boundary line of a Declaration Deed recorded in Volume 250, Page 0211, Deschutes County Official Records which bears North 58° 18' 07" East a distance of 862.41 feet from the "initial point" for the plat of Ski House III; thence South 22° 49' 43" East a distance of 282.82 feet; thence South 77° 22' 35" West a distance of 50.84 feet; thence South 34° 37' 39" West a distance of 60.16 feet to the easterly most corner of the "River Ridge One Condominiums of Mt. Bachelor Village, Stage B"; thence along the easterly boundary of said "River Ridge One Condominiums of Mt. Bachelor Village, Stage B" North 22° 49' 43" West a distance of 319.65 feet to said southerly right-of-way line of Mt. Bachelor Drive; thence along said southerly right-of-way line of Mt. Bachelor drive around a 97.40 foot radius curve left 22.34 Feet (chord bears North 51° 09' 57" East, 22.29 feet) to said southerly boundary line of said Declaration Deed recorded in Volume 250, Page 0211, Deschutes County Official Records; thence North 81° 08' 44" East a distance of 81.71 feet to the "point of beginning", the terminus of this description.

SUBJECT TO: All easements, restrictions and rights-of-way of record and those common and apparent on the land.

LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON

Exhibit "B" to Supplemental Declaration

RIVER RIDGE ONE CONDOMINIUMS
OF MT. BACHELOR VILLAGE, STAGE C

PLA 7

SURVEYOR'S CERTIFICATE

[illegible]

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTH ONE-HALF OF SECTION 7, EDWARDSHIRE 18 SOUTH RANGE 12 EAST, VILLETTE MERIDIAN, CITY OF BEND, DESHAUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

DECLARATION

BY: GARY V. MICKMAN PLS 1670

BY Michael P. McEllen
MICHAEL P. McELLEN, PRESIDENT
HUNT BACHELOR VILLAGE CORPORATION

DATE 12-12-91

PREPARED BY

**STRENGTH, ENDURANCE
 & FLEXIBILITY**

MILK

SPECIAL WILLIAM & ANNE CLARK JR.
3000 Grand Ave., Room 6-4, New York 17760
Phone (212) 368-1241

Helene Davis
NATALIE PAUL
NOTARY PUBLIC - OREGON
My Commission Expires 1-8-97

REGISTERED:
PROFESSIONAL
LAND SURVEYOR
JAN 1 1978
GARY W. MCKINLEY
1978

ACKNOWLEDGEMENT

STATE OF OREGON
, ss.
, ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/16 1991, BY MICHAEL P. HOLLER, PRESIDENT OF MOUNT BACHLEER VILLAGE CORPORATION, AN OREGON CORPORATION, ON BEHALF OF THE CORPORATION.

Not a Public Document
NOTARY PUBLIC FOR THE STATE OF OREGON

1-8-77
MY COMMISSION EXPIRES

ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PAID ON THE 1991-1992 TAX ROLL HAVE BECOME A LIEN ON THIS SUBDIVISION OR WILL BECOME A LIEN DURING THIS CALENDAR YEAR HAVE BEEN PAID TO ME.

By Charles B. Butler, Jr. Deputy
Deputies County Assessor and
and and
DATE 1-13-83

APPROVALS:

THE PLAY OF RIVER RINGE ONE CONDUCTIONS OF MT. BACELLOR VILLAGE, STAGE C, A
LOCATED IN THE CITY OF BEND, DESCHUTES COUNTY, OREGON HAS BEEN EXAMINED AND
APPROVED

1-13, 1997
CITY OF LEAND PLANNING DIRECTOR
12-8, 1993

CITY OF BEND ENGINEER James C. Blum 12-30, 1991.

CITY OF BEND SURVEYOR _____

Desert Protection Committee, April, August 1-13, 1999
DESCHUTES COUNTY ASSessor

DEBOUTS COUNTY TAX COLLECTOR
I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE

NAME	DESERVES COMPANY COMPENSATION?	DATE
James H. Hollander		1-15, 1991.

[Signature]
DESCHUTES COUNTY COMMISSIONER
[Signature]
DESCHUTES COUNTY COMMISSIONER

P-15
1998

SIGNATURE BY THE BOARD OF COMMISSIONERS CONSTITUTES ACCEPTANCE BY THE COUNTY OF ANY RIGHT-OF-WAY DEDICATED HEREIN TO THE PUBLIC.

WATER RIGHTS NOTE

NO WATER RIGHTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.

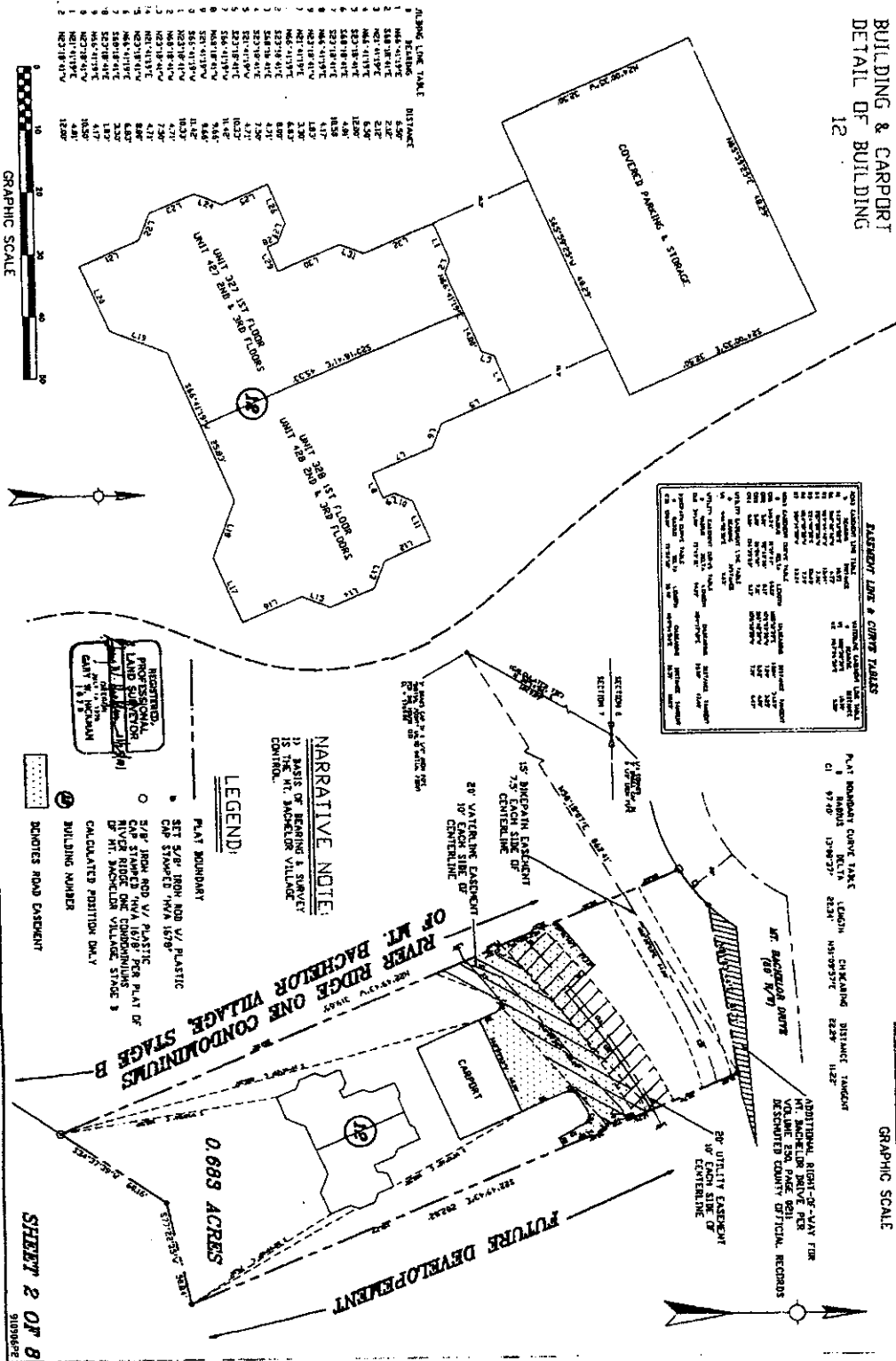
BY: Natalie Stone DATE 12-12-91

16-12-21
DATE

Exhibit "B" to Supplemental Declaration

**RIVER RIDGE ONE CONDOMINIUMS
OF MT. BACHELOR VILLAGE, STAGE C**
LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH RANGE 12 EAST, VA.
CITY OF BENT, RESOURCES COUNTY, OREGON

**BUILDING & CARPORT
DETAIL OF BUILDING**



GENERAL NOTES:

- 1) GEOMETRIC OF BUILDING IS BACK FACE OF CONCRETEION BOARD-- BUILDING IS HYPERBOLIC ON THIS CENTER LINE.
- 2) EXTENSION DIMENSIONS ARE TO FINISHED WALLS.
- 3) INTERIOR DIMENSIONS ARE TO FINISHED WALLS.



LEGEND:

$\frac{y}{z} = \frac{a}{b}$	DEFINITE EXTENSION DEFINITION
$\frac{y}{z} = \frac{a}{b}$	DEFINITE EXTENSION DEFINITION

RENTES COMMON EQUITY

REYNOLDS LIMITED COMMON ELEMENT

UNITED STATES ELEMENT

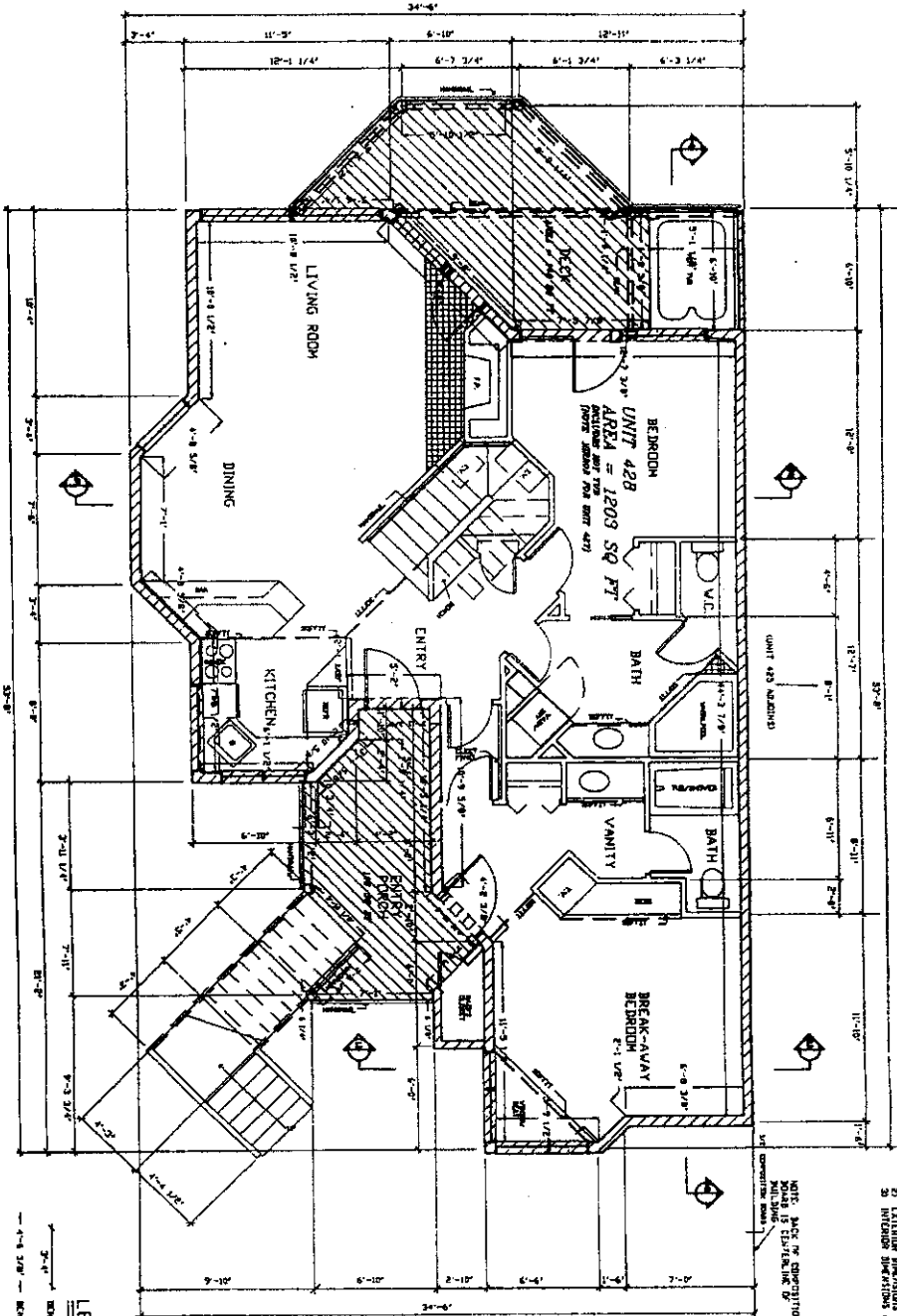
UNITED STATES ELEMENT

UNITED STATES ELEMENT

**RIVER RIDGE ONE CONDOMINIUMS
OF MT. BACHELOR VILLAGE, STAGE C**
LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, 14th
CITY OF MENDOTA, DECATUR COUNTY, GEORGIA

- 1) CENTERLINE OF PAVEMENT IS MARKED BACK BY EXPOSITION BOARD--BUILDING IS MIRRORED ON THIS CENTERLINE.
- 2) EXTERIOR DIMENSIONS ARE TO FRAMED WALLS.
- 3) INTERIOR DIMENSIONS ARE TO FINISHED WALLS.

NOTE: JACK RE COMPOSITION BOARD IS CEMENTALINE OF BUILDING



REGISTERED
PROFESSIONAL
LAND SURVEYOR
JAN 14 1978
GARY W. HICKMAN
1078

LEGEND:

$\frac{r-1}{r}$ MODIC'S EXTENSION DIMENSION

4-4 3/8" - ACROTEC INTERIOR THERMISTOR

INCHES COMMON ELEMENT

IDENTIFY LIMITED COMMON ELEMENT

RECEIVED

SIXTY 4 OF

SECOND FLOOR PLAN

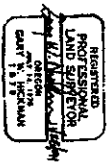
U-1 - 1-0

AREA 1203 SQ FT---LIFT 428 QUNT 427 IS A HORROR IMAGE OF 428)

GENERAL NOTES:

- 1) CENTERLINE OF BUILDING IS BACK FACE OF COMPOSITE BOARD - WALL BRG IS MOUNTED ON THIS CENTERLINE.
- 2) EXTERIOR DIMENSIONS ARE TO FRAMED WALLS.
- 3) INTERIOR DIMENSIONS ARE TO FINISHED WALLS.

NOTE: BACK UP COMPOSITION
DEAD IS CENTERING OF
MAY 1968



LEGEND:

- DETAILS EXTERIOR DIMENSION

$$U_A = U_A^* - U^*$$

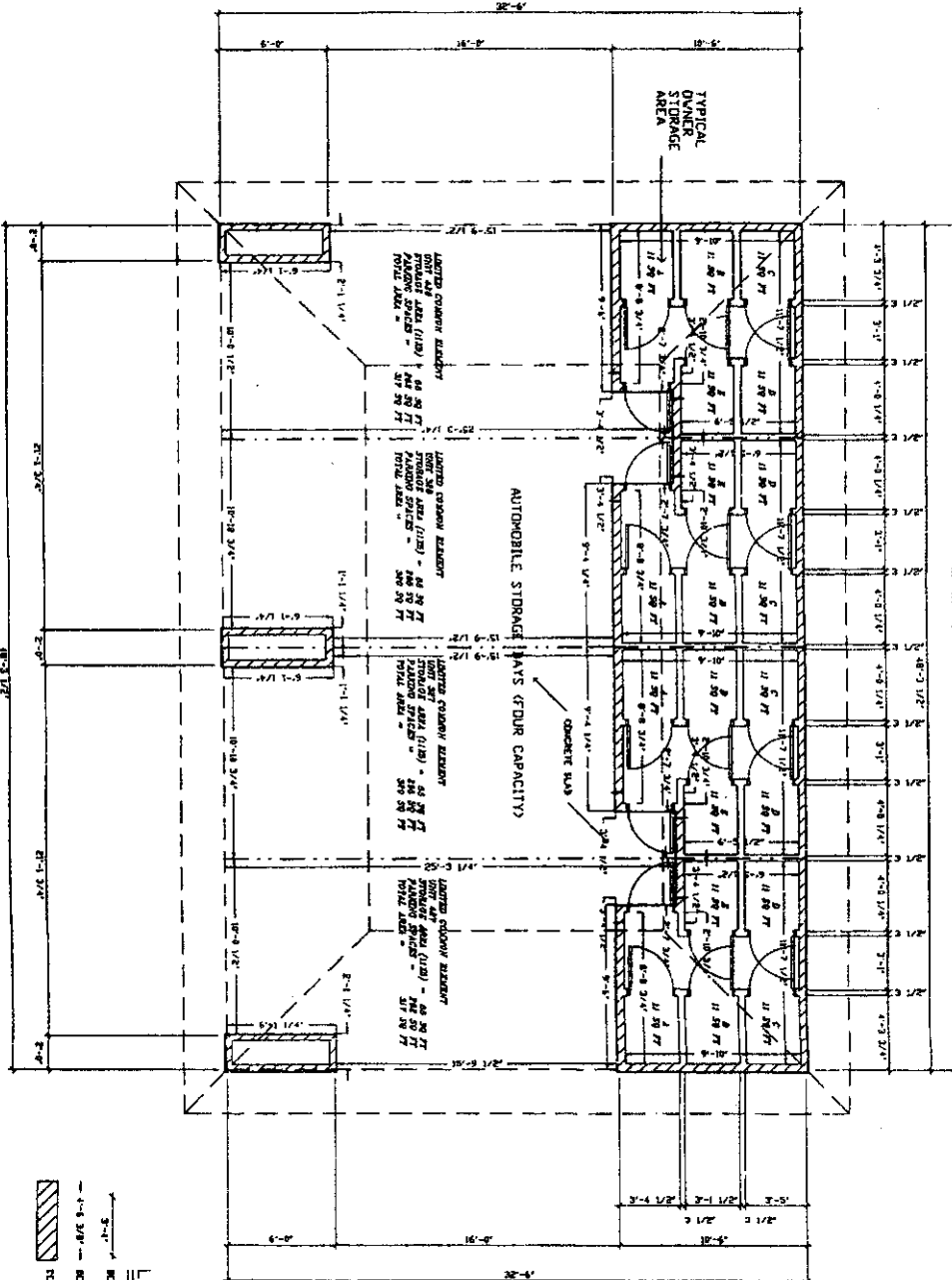
AREA 516 SQ FT---UNIT 428 CUNT 427 IS A PORTRAIT IMAGE OF 428)

THIRTY 6 OF 8

Exhibit "B" to Supplemental Declaration

RIVER RIDGE ONE CONDOMINIUMS
OF MT. BACHELOR VILLAGE, STAGE C
 LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH RANGE 12 EAST, VA.
 CITY OF MICH. DESCHUTES COUNTY, OREGON

GENERAL NOTES:
 1) EXTERIOR DIMENSIONS ARE TO FINISH WALLS.
 2) INTERIOR DIMENSIONS ARE TO FINISH WALLS.



LEGEND:

- 3/4" — ROUTES EXTERIOR DIMENSION
- - - 3/4" - - - ROUTES INTERIOR DIMENSION
- ▨ FINISH COMMON ELEMENT

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 JOHN W. BAKER
 1971

STORAGE & COVERED PARKING

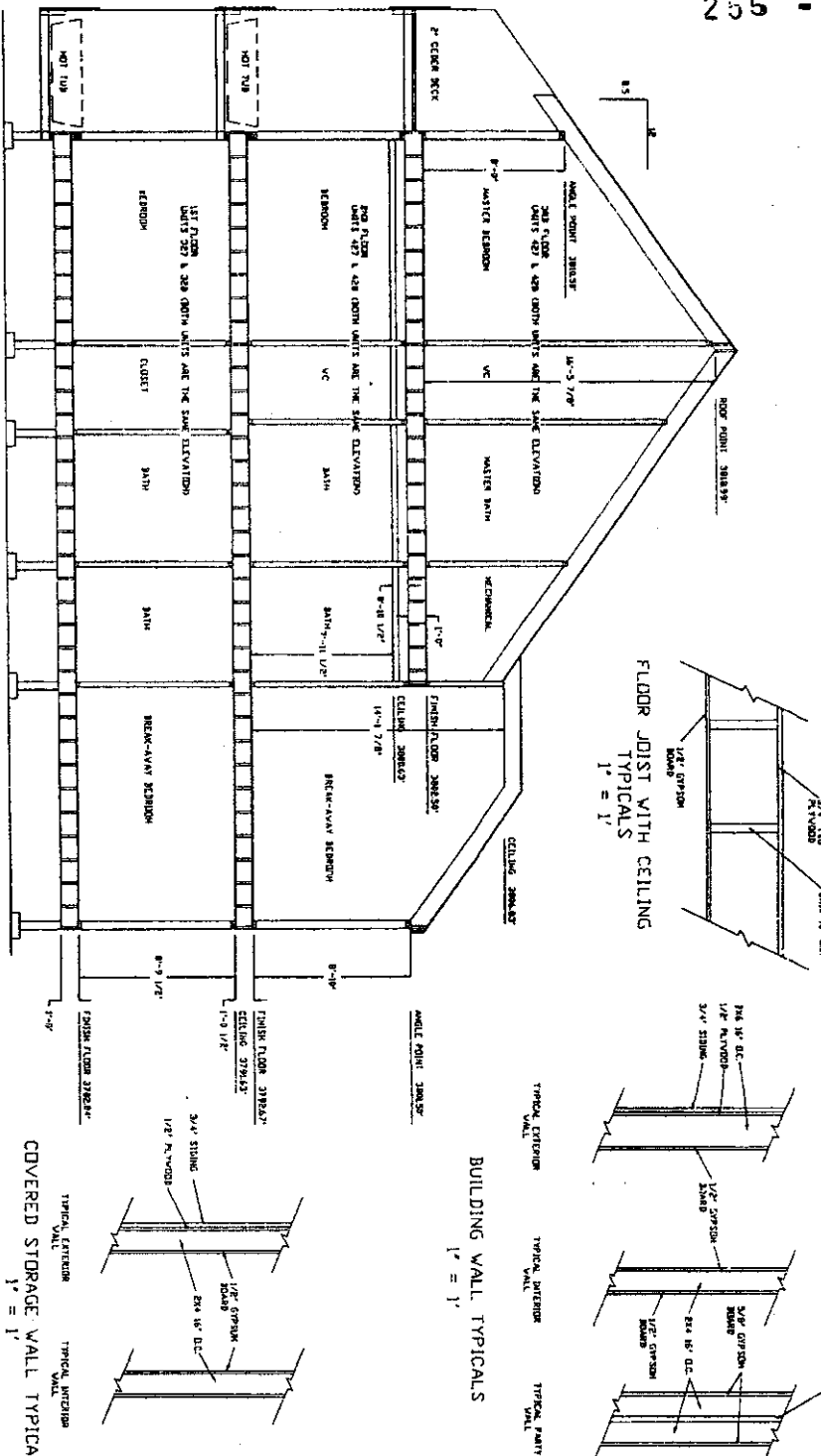
1/4" = 1'-0"

SHEET 6 OF 8

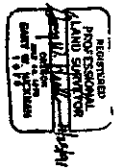
Exhibit "B" to Supplemental Declaration

RIVER RIDGE ONE CONDOMINIUMS
OF MT. BACHELOR VILLAGE, STAGE C

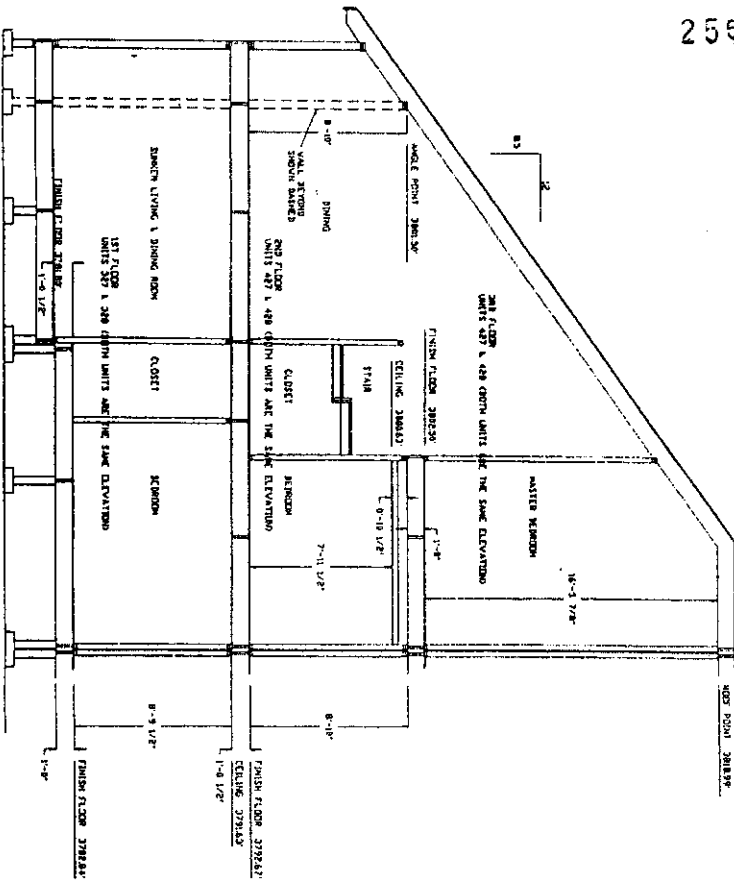
LOCATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 12 EAST, VM,
CITY OF BEND, DESCHUTES COUNTY, OREGON



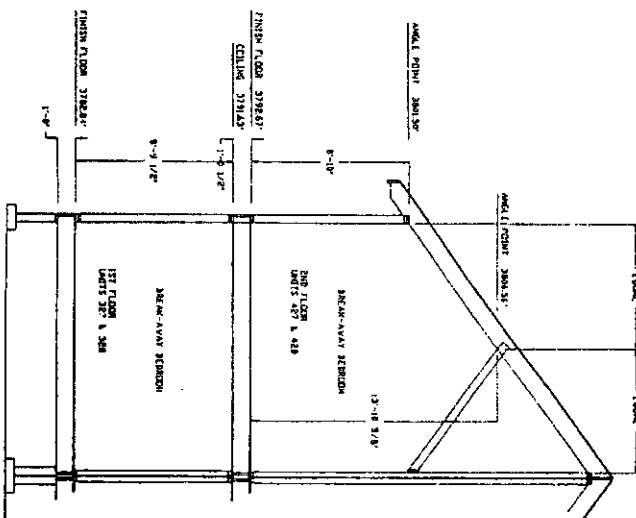
BUILDING SECTIONS & ELEVATIONS 1/4" = 1'-0"



SECTION B-B



SECTION C-C




255 - 1337

STATE OF OREGON)
COUNTY OF DESCHUTES) ss.

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

92 JAN 28 PM 2:29

MARY SUE PENNOLLOW
COUNTY CLERK

BY  DEPUTY
NO. 92-02601 FEE 65-
DESCHUTES COUNTY OFFICIAL RECORDS