

SUPPLEMENTAL DECLARATION FOR
RIVER RIDGE ONE CONDOMINIUMS OF MT. BACHELOR VILLAGE, STAGE I

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 I, 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 I, hereinafter referred to as "River Ridge One, Stage I".

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

- 1 - SUPPLEMENTAL DECLARATION

After Recording Return to:
✓ Jim Bussard
Mount Bachelor Village Corp.
19717 Mt Bachelor Dr.
Bend, OR 97701

Section 4. General Description of the Units

River Ridge One, Stages A,B,C,D,E,F,G, and H have been completed and consist of thirty-six units. River Ridge One, Stage I, consists of four units. The units in Stage I shall be situated in one structure, which shall be a three-story wood frame structure with no basements. 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 I are indicated on the Plat, which is being recorded simultaneously with this Supplemental Declaration. 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 area and covered parking spaces shown on the Plat, which is being recorded simultaneously with this Supplemental Declaration, all of which shall be appurtenant to the units which they are designated to serve as shown on the Plat.

Section 6. Percentage of Interest in Common Elements.

The units in River Ridge One, Stage A, Stage B, Stage C, Stage D, Stage E, Stage F, Stage G, Stage H and Stage I shall have an equal one-fortieth 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 Declarations are incorporated herein by reference.

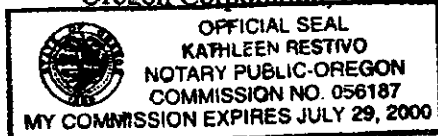
IN WITNESS WHEREOF Declarant has executed this Supplemental Declaration this 29th day of May, 1997.

MOUNT BACHELOR VILLAGE CORPORATION

By: [Signature]
Michael P. Hollern, President

STATE OF OREGON, County of Deschutes, ss:

This instrument was acknowledged before me on the 29th day of May, 1997, by MICHAEL P. HOLLERN, President of Mount Bachelor Village Corporation, an Oregon Corporation, on behalf of the corporation.



Kathleen Restivo

Notary Public for Oregon

[Signature]
COUNTY ASSESSOR

[Signature]
COUNTY TAX ASSESSOR

The foregoing Declaration is approved pursuant to ORS 100.110 this 4th day of June, 1997.

SCOTT W. TAYLOR
REAL ESTATE COMMISSIONER

By: [Signature]

EXHIBIT A

DESCRIPTION SHEET

453 - 1439

A parcel of land located in a portion of the Northwest One-Quarter (NW1/4) of Section Seven (7), Township Eighteen (18) South, Range Twelve (12), East of the Willamette Meridian, City of Bend, Deschutes County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod with a plastic cap stamped "HWA" marking the Westerly most corner of the plat of "RIVER RIDGE ONE CONDOMINIUMS of MT. BACHELOR VILLAGE, STAGE H"; thence along the Southwesterly boundary line of said plat the following two courses:

South 32°42'23" East, a distance of 115.49 feet to a 5/8" iron rod with a plastic cap stamped "HWA";

South 55°22'56" East, a distance of 123.29 feet to a 5/8" iron rod with a plastic cap stamped "HWA" marking the Southerly most corner of said plat;



thence South 15°32'39" West, a distance of 49.19 feet; thence South 50°51'01" West, a distance of 78.69 feet; thence North 42°26'05" West, a distance of 102.54 feet; thence North 10°04'33" West, a distance of 55.44 feet; thence North 59°46'32" West, a distance of 23.37 feet; thence North 13°23'11" West, a distance of 111.78 feet; thence North 80°51'15" East, a distance of 28.10 feet; thence North 39°49'50" East, a distance of 11.79 feet to the "Point of Beginning", the terminus of this description.

END

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 JUN 30 PM 4:25

BY.  DEPUTY
NO. 97-23084 FEE 
DESCHUTES COUNTY OFFICIAL RECORDS