

VOL: 1999 PAGE: 59308
RECORDED DOCUMENT

STATE OF OREGON
COUNTY OF DESCHUTES



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Printed: 12/16/1999 12:53:44

DO NOT REMOVE THIS CERTIFICATE

(This certificate constitutes a part of the original instrument in accordance with ORS 205.180(2). Removal of this certificate may invalidate this certificate and affect the admissibility of the original instrument into evidence in any legal proceeding.)

I hereby certify that the attached instrument was received
and duly recorded in Deschutes County records:

DATE AND TIME: Dec. 16, 1999; 12:52 p.m.

RECEIPT NO: 14993

DOCUMENT TYPE: Covenants, Conditions &
 Restrictions

FEE PAID: \$20.00

NUMBER OF PAGES: 3

A handwritten signature in cursive script, reading "Mary Sue Penhollow".

MARY SUE PENHOLLOW
DESCHUTES COUNTY CLERK

River's Edge
3075 N Hwy 97
Bend, OR 97701
Att: Wayne Purcell

99-59308-1

**SECOND SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS SUBMITTING
RIVER'S EDGE VILLAGE PHASE VII TO THE
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF FAIRWAY HEIGHTS**

By instrument dated September 14, 1997, and recorded September 17, 1997, in Book 462 at Page 866, Official Records of Deschutes County, Oregon, THE RIVERHOUSE PARTNERSHIP, an Oregon partnership, established the Declaration of Covenants, Conditions and Restrictions for Fairway Heights (the Declaration).

The Declaration for Fairway Heights contemplated that developer would, at any time during the term of the Declaration, add all or a portion of any land now or hereafter owned by Declarant to the Property which was covered by said Declaration.

River's Edge Investments, L.L.C. is the successor in interest to The Riverhouse Partnership and is hereinafter referred to as Declarant.

Declarant has subjected River's Edge Village Phase VII to the Declarations of Covenants, Conditions and Restrictions for Fairway Heights, by that certain instrument recorded in Volume 1999, Page 56280, Official Records of Deschutes County, Oregon.

Declarant now wishes to subject the area known as River's Edge Phase VII to additional protective covenants.

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

1. An additional Section 2.3 is hereby added to the Supplemental Declaration of Covenants, Conditions and Restrictions Submitting River's Edge Village Phase VII, and shall hereby state as follows:

2.3. FURTHER DECLARATION OF RESTRICTIONS: The Declarant does hereby provide for the following additional covenants and conditions applicable to River's Edge Village Phase VII, the properties described herein:

A. All lots adjacent to the golf course fairway are subject to a building setback line and golf course easement as described on the plat of River's Edge Village Phase VII.

B. All lots, common areas and private roads are subject to the sewer line and water line easements as detailed on the plat of River's Edge Village Phase VII on Sheet 4.

C. All lots adjacent to Mt. Washington Drive are not allowed access to Mt. Washington Drive.

D. Fairway Heights Drive is a private way under the terms of this Declaration.

E. All common areas lying between the road right-of-ways and lot lines are subject to an easement for ingress and egress.

F. The common area lying between Fairway Heights Drive and Mt. Washington Drive shall be used for a pedestrian and bicycle path.

G. The Declarant hereby reserves the right to place a sign for the River's Edge Village and Fairway Heights development in the area designated as Common II on the Official Plat of River's Edge Village Phase VII.

IN WITNESS WHEREOF, RIVER'S EDGE INVESTMENTS, L.L.C., has executed this Supplemental Declaration this 16 day of December, 1999.

RIVER'S EDGE INVESTMENTS, L.L.C.,
Successor in Interest to The
Riverhouse Partnership

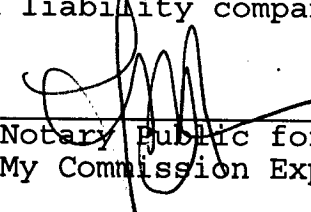
By: Wayne Purcell
Its: member

99-59308-3

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 16 day of December, 1999 by Wayne Purcell, who stated that he is the member of River's Edge Investments, L.L.C. and is authorized to execute the foregoing instrument on behalf of the limited liability company.




Notary Public for Oregon
My Commission Expires: 4-16-02