

91-35201

DECLARATION SUBMITTING

SKYEWEST TOWNHOMES, A CONDOMINIUM

TO CONDOMINIUM OWNERSHIP

WHEREAS, the undersigned Declarant desires to submit the property described in this Declaration, together with all improvements now existing or hereafter to be constructed thereon, to the provisions, restrictions and limitations of the Oregon Condominium Act, ORS 100.005 through ORS 100.990.

NOW, THEREFORE, it is declared as follows:

SECTION 1. DEFINITIONS.

As used herein, the term

a. "Association of Unit Owners" means all the unit owners acting as a group through an unincorporated association in accordance with this Declaration and the Bylaws of the Association of Unit Owners.

b. "Common Expenses" means expenses of administration, maintenance, repair or replacement of the common elements, including deposits in the working capital fund and reserve fund, together with such expenses agreed upon as common by the Association of Unit Owners in the manner provided in the Bylaws.

c. "Eligible Mortgage Holder" means a holder of a first mortgage on a unit who has requested notice of certain matters from the Association of Unit Owners in accordance with Section 803.08M of the FNMA Conventional Home Mortgage Selling Contract Supplement.

d. "Manager" means the person or firm hired by the board of directors of the Association of Unit Owners to be in charge of the administration of and to manage the property.

e. "Plan of Development" means the plan pursuant to which this stage, together with additional stages encompassing a total of not more than 11 units, is proposed to be constructed and included in the Condominium.

f. "Property" means the land, all buildings, improvements and structures thereon and all easements, rights and appurtenances belonging thereto which are hereby submitted to the provisions of the Oregon Condominium Act.

SECTION 2. NAME OF THE PROPERTY.

The property subject to this Declaration shall be known by the name of Skywest Townhomes, a Condominium.

SECTION 3. DESCRIPTION OF THE PROPERTY.

This Declaration submits to the provisions, restrictions and limitations of the Oregon Condominium Act, 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 the Plan of Development of Skywest Townhomes, a Condominium.

SECTION 4. GENERAL DESCRIPTION OF THE UNITS.

Skywest Townhomes, a Condominium, Stage A, shall consist of three (3) units. The units shall be situated in one structure, which shall be a two-story wood frame structure with no basement. A gas fireplace is included. Each Unit shall include one two-car garage which shall be part of the unit. The dividing walls between adjoining outdoor decks are not part of the units. The unit designation, description, location and approximate area of the units in Skywest Townhomes, a Condominium is indicated on Exhibit "B" attached hereto. The units shall be bounded by the undecorated surface of the 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 decks; parking areas, driveways, walkways, landscaping, garbage enclosures and other facilities, and 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 and the fireplace chimney flues, 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.

Each unit in Skywest Townhomes, a Condominium shall have an equal one-third interest in the common elements. 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. OWNERSHIP TO BE FEE SIMPLE.

Each individual unit, together with its undivided interest in the common elements shall be owned in fee simple by the unit owner and may be individually conveyed and encumbered and be the subject of ownership, possession, sale or other disposition as though it were solely and entirely independent of the other units, and the individual titles and interest shall be recordable. Each unit owner shall be entitled to the exclusive ownership, possession and enjoyment of the owner's unit.

SECTION 8. TAXATION OF UNITS.

Each unit, with its allocation of undivided interest in the common elements shall be considered a parcel of real property subject to separate assessment and taxation by any taxing unit in like manner as other parcels of real property as required by ORS 100.555. The common elements shall not be considered a parcel for purposes of taxation.

SECTION 9. VOTING RIGHTS.

One vote shall be allocated to each unit.

SECTION 10. ASSOCIATION OF UNIT OWNERS.

a. Organization; Adoption of Bylaws. Upon the execution and recording of this Declaration, the Association shall be organized to serve as a means through which the unit owners may take action with regard to the administration, management, and operation of the condominium. Declarant shall simultaneously adopt and record Bylaws for the Association.

b. Membership; Board of Directors. Each unit owner shall be a member of the Association, and membership therein shall be

limited to unit owners only. The affairs of the Association shall be governed by a board of directors as provided in the Bylaws.

c. Powers and Duties of the Association. The Association shall have such powers and duties as may be granted to it by the Oregon Condominium Act, together with such additional powers and duties contained in this Declaration and the Bylaws.

d. Declarant Control of Association; Interim Board of Directors. Declarant will appoint an interim board of directors for the Association. Declarant hereby reserves the right to control the Association until the earlier of (a) the date of conveyance to persons other than Declarant of seventy-five percent (75%) of the units which Declarant may submit to this condominium, or (b) seven years from the date the first unit is conveyed. Accordingly, upon the recording of the Declaration and Bylaws, the interim directors shall serve until the turnover meeting is held as provided in the Bylaws.

e. Management Agreements, Contracts, and Leases. The board of directors, including the interim board of directors, shall have the right to contract with a professional Manager or management firm to manage the affairs of the Association. However, if entered into prior to the turnover meeting of the condominium, no management agreement, service contract or employment contract which is directly made by or on behalf of the Association, the board of directors, or the unit owners as a group shall be in excess of three years and any such agreement may be terminated without penalty by the Association or the board of directors upon not less than thirty (30) days written notice to the other party given not later than sixty (60) days after the turnover meeting.

SECTION 11. MAINTENANCE, IMPROVEMENT AND INTENDED USE OF UNITS.

Subject to ORS 100.535, a unit owner shall make no repair or alteration or perform any other work on the owner's unit which would jeopardize the soundness or safety of the property, reduce the value thereof or impair any easement or hereditament, unless the consent of the board of directors and the consent of all other unit owners affected is first obtained. The units are intended to be used as residential living quarters.

SECTION 12. USE AND MAINTENANCE OF COMMON ELEMENTS

Each unit owner may use the common elements in accordance with the purposes for which they are intended, but may not hinder or encroach upon the lawful rights of the other unit owners.

The necessary work to maintain, repair or replace the common elements and additions or improvements to the common elements

shall be the responsibility of the Association of Unit Owners and shall be carried out as provided in the Bylaws. If the mortgagee of any unit owner determines that the Association of Unit Owners is not providing an adequate maintenance, repair and replacement program for the project, such mortgagee, at its option, may deliver a written notice to the Association of Unit Owners by delivering the same to the registered agent, required pursuant to ORS 100.105(j), setting forth the particular defects which it believes exist in the maintenance, repair and replacement program. If the specified defects are not corrected within 90 days subsequent to the receipt of such notice, then, and in that event, the mortgagee upon written notice to the registered agent that it is exercising its proxy rights thereafter shall have the right to attend succeeding annual or special meetings of the Association of Unit Owners. At such meetings it shall have the right to cast a vote, for each unit on which it holds a mortgage lien, on all business coming before such meeting, which said proxy right shall continue until the defects listed on the aforementioned notice are corrected.

The Association of Unit Owners shall have the right, to be exercised by the board of directors, or the manager employed by the board of directors, to have access to each unit as may be necessary for the maintenance, repair or replacement of the common elements, to make emergency repairs therein necessary for the public safety, to prevent damage to the common elements or to another unit, or to abate any nuisance existing in any unit.

An initial operating fund shall be established for the initial months of the Property operation equal to at least a two months' estimated common area charge for each unit. Each unit's share of the initial operating fund shall be collected and transferred to the Association of Unit Owners at the time of closing of the sale of each unit and maintained in a segregated account for the use and benefit of the Association of Unit Owners. The contribution to the initial operating fund for each unsold unit shall be paid to the Association of Unit Owners by Declarant within 60 days after the date of the conveyance of the first unit in each stage. The purpose of the fund is to ensure that the Association of Unit Owners will have cash available to meet unforeseen expenditures, or to acquire additional equipment or services deemed necessary or desirable by the board of directors. Amounts paid into the initial operating fund shall not be considered as advance payments of regular assessments.

SECTION 13. MANAGEMENT OF AFFAIRS OF ASSOCIATION OF UNIT OWNERS.

Subsequent to the turnover meeting to be held in accordance with the Bylaws, the affairs of the Association of Unit Owners shall be managed by a board of directors and by officers consisting of a Chairman, a Secretary and a Treasurer. Prior to the turnover meeting, the affairs of the Association of Unit

Owners shall be managed by Declarant as provided in Section 28. The board of directors shall adopt administrative rules and regulations governing the details of the operation, maintenance and use of the Property and to prevent unreasonable interference with the use of the respective units and of the common elements by the several unit owners. The board of directors may retain an individual or firm to act as manager of the Property. Any such agreement shall provide for a term of three years and may be terminated, with or without cause, upon 90 days' notice to all parties affected.

SECTION 14. ADOPTION OF BYLAWS.

The undersigned owner of the Property, subject to this Declaration, has adopted, pursuant to the requirements of the Oregon Condominium Act, the Bylaws attached hereto, marked Exhibit "C", to govern the administration of the Property.

The Bylaws may be amended from time to time as provided therein.

SECTION 15. COMPLIANCE WITH BYLAWS AND OTHER RESTRICTIONS.

Each unit owner shall comply with the Bylaws and with the administrative rules and regulations adopted pursuant thereto and with the covenants, conditions and restrictions in this Declaration or in the deed to the owner's unit. Failure to comply therewith shall be grounds for an action maintainable by the Association of Unit Owners or by an aggrieved unit owner, in addition to other sanctions which may be provided by the Bylaws or by the administrative rules and regulations. Unit owners shall have similar rights of action against the Association of Unit Owners.

SECTION 16. PERSON TO RECEIVE SERVICE OF PROCESS IN CERTAIN CASES.

Service of process in any action relating to the common elements or to more than one unit in cases provided in subsection (1) of ORS 100.550 shall be made upon:

GLENNIS WOLFE
1293 NW WALL ST., SUITE 75
BEND, OR 97701

or the designated agent named in the Condominium Information Report which will be filed with the Secretary of State in accordance with ORS 100.250(1).

SECTION 17. EASEMENTS AND OTHER INTERESTS.

The Association of Unit Owners, pursuant to ORS 100.405(5), has the authority to execute, acknowledge, deliver and record on behalf of the unit owners, permits, easements, rights-of-way, licenses and other similar interests affecting the general common elements for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the property. The granting of any interest pursuant to this Section 17 shall be first approved by at least 75 percent of the unit owners. The instrument granting an interest pursuant to this Section 17 shall be executed and acknowledged by the Chairman and Secretary and shall state that such granting was approved by at least 75 percent of the unit owners.

SECTION 18. APPORTIONMENT OF RECEIPTS AND EXPENSES.

The receipts of the property shall be attributed to and the common expenses shall be charged to the unit owners, including the Declarant, according to their respective interests in the common elements. However, no receipts or profits shall be distributed among the unit owners, but shall be used solely for purposes of maintaining, repairing and replacing the common elements or other expenses of the association. Monthly assessments shall be used for common expenses as described in the Bylaws. A portion of the assessments shall be segregated in a reserve account for replacement of those common elements, all or part of which will normally require replacement in more than three and less than 30 years. Assessments shall be used solely for the purposes of maintaining, repairing and replacing the common elements or other expenses of the Association. Assessments shall first commence upon the conveyance of the first unit. Unsold units which are unoccupied may, for a period no longer than 60 days after conveyance of the first unit in the stage in which the unsold unit is included, be accorded a reasonably reduced assessment. Receipts by unit owners for rental of their unit shall not constitute common receipts. No unit owner may be exempted from liability for the owner's contribution toward the common expenses by waiver of the use or enjoyment of any of the common elements or by abandonment of the owner's unit.

SECTION 19. LIEN OF ASSOCIATION AGAINST UNIT.

The board of directors shall have the authority and the duty to levy and enforce the collection of general and special assessments for Common Expenses. Whenever the Association of Unit Owners levies any assessment for common expenses against a unit, the Association of Unit Owners, upon complying with this section, shall have a lien upon the individual unit and the undivided interest in the common elements appertaining to such unit for the reasonable value of such common expenses allocable

to such unit and for any unpaid assessments and interest as provided in ORS 100.450(2)(b), plus costs and reasonable attorneys' fees, and the lien shall be prior to all other liens or encumbrances upon the unit, except:

- a. Tax and public improvement assessment liens, and
- b. A first mortgage or trust deed of record.

Each assessment shall be a separate and personal debt and obligation of the unit owner against whom the same is assessed at the time the assessment fell due and shall be collectable as such. Such personal obligation shall not pass to successors in title unless assumed by them or required by law. The board of directors shall cause to be filed a notice of lien claim pursuant to ORS 100.450 with respect to any assessment which has not been paid within 30 days from the mailing of the notice of assessment. The notice of lien claim shall be filed within 10 days following the expiration of such 30 day period. The Association of Unit Owners shall be entitled to recover, in any suit to foreclose or action to recover a money judgment for unpaid common expenses, interest on the delinquent assessment at the rate of ten percent per annum and costs, including reasonable attorneys' fees in such suit or action, or any appeal therefrom.

A lien for common expense assessments shall not be affected by any sale or transfer of a unit, except that a sale or transfer pursuant to a foreclosure of a first mortgage or trust deed shall extinguish a subordinate lien for assessments which became payable prior to such sale or transfer. Any such delinquent assessments which were extinguished pursuant to the foregoing provision may be reallocated and assessed to all units as a common expense. Any such sale or transfer pursuant to a foreclosure shall not relieve the purchaser or transferee of a unit from liability for, nor the unit from the lien of, an assessment made thereafter.

In case of foreclosure, the unit owner shall be required to pay a reasonable rental for the unit; and the plaintiff in the foreclosure suit shall be entitled to the appointment of a receiver to collect the rental, without regard to the value of the security. An action to recover a money judgment, together with reasonable attorneys' fees for unpaid common expenses, may be maintained without foreclosing or waiving the lien securing the claim for common proceeds.

SECTION 20. POWER OF PROPERTY MANAGER TO BID AT FORECLOSURE SALE.

In any suit to foreclose a lien of the Association of Unit Owners against a unit, the board of directors or the manager, acting on behalf of the unit owners, shall have power to bid on

the unit at the foreclosure sale and to acquire and hold, lease, mortgage, and convey the same. The board of directors or the manager, acting on behalf of the unit owners, is prohibited from bidding on or otherwise acquiring a unit in any other foreclosure suit.

SECTION 21. INSURANCE.

The Association of Unit Owners, by and through the board of directors, shall obtain and keep in effect at all times insurance coverage as specified in the Bylaws.

The board of directors shall not be responsible for procuring fire and extended coverage insurance covering the furniture, equipment or contents located in the individual units.

The insurance obtained by the Association of Unit Owners, by and through the board of directors, as required by this section shall be a common expense.

SECTION 22. DAMAGE OR DESTRUCTION.

If one or more of the buildings within the property are damaged, destroyed or partially condemned, the board of directors shall immediately proceed to rebuild and restore the building or buildings so damaged, destroyed or partially condemned so that the same will be returned to substantially the same condition in which the building or buildings existed prior to such damage, destruction or partial condemnation. Each unit and the general and limited common elements shall have substantially the same vertical and horizontal boundaries as before, unless at least 90 percent of all the unit owners, plus Eligible Mortgage Holders holding mortgages on at least 51 percent of the units which are subject to Eligible Mortgage Holder mortgages, agree that the property shall not be rebuilt and restored. If the property is to be rebuilt and restored and the insurance proceeds are insufficient to rebuild and restore, the unit owners shall be liable for assessment for any deficiency as a common expense. If 90 percent of all the unit owners agree that the property shall not be rebuilt or restored, the property shall be considered removed from the provisions of the Oregon Condominium Act in accordance with ORS 100.605. Any election to terminate the legal status of the Property after substantial destruction or a substantial taking in condemnation of the Property shall require the approval of Eligible Mortgage Holders holding mortgages on at least 51 percent of units subject to Eligible Mortgage Holder mortgages.

The Association of Unit Owners, through a trustee appointed for such purpose, shall represent the unit owners in any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority for acquisition of the

common areas or part thereof. In the event of a taking or acquisition of part or all of the common areas by a condemning authority, the award or proceeds of settlement shall be payable to the Association of Unit Owners, or any trustee, for the use and benefit of the unit owners and their mortgagees as their interests may appear.

Upon written request to the Association of Unit Owners, identifying the name and address of the Eligible Mortgage Holder, insurer or guarantor and the unit number or address, any such Eligible Mortgage Holder or eligible insurer or guarantor shall be entitled to timely written notice of:

- a. Any condemnation loss or any casualty loss which affects a material portion of the Property or any unit on which there is a first mortgage held, insured or guaranteed by such Eligible Mortgage Holder or eligible insurer or guarantor, as applicable;
- b. Any delinquency in the payment of assessments or charges owed by an owner of a unit subject to a first mortgage held, insured or guaranteed by such Eligible Mortgage Holder or eligible insurer or guarantor, which remains uncured for a period of 60 days;
- c. Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association of Unit Owners; or
- d. Any proposed action which would require the consent of a specified percentage of Eligible Mortgage Holders as specified herein.

SECTION 23. EASEMENTS FOR ENCROACHMENT.

If any part of the common elements now or hereafter encroaches upon any unit or if any unit now or hereafter encroaches upon any other unit or upon any portion of the common elements, an easement for such encroachment and the maintenance thereof, as long as it continues, shall exist. In the event a unit or a building containing units shall be partially or totally destroyed and then rebuilt, minor encroachments of any parts of the common elements upon any unit, any unit upon any other unit, or upon any portion of the common elements due to the construction shall be permitted as set forth in ORS 100.520 and easements for such encroachments and the maintenance thereof shall exist.

SECTION 24. MORTGAGE PROTECTION.

The liens created hereunder upon any unit shall be subject to and subordinate to, and shall not affect the rights of the holder of the indebtedness secured by any recorded first mortgage or

deed of trust (meaning a mortgage with first priority over other mortgages) upon such interest made in good faith and for value, provided that after the foreclosure of any such mortgage there may be a lien created pursuant to Section 19 hereof on the interest of the purchaser at such foreclosure sale to secure all assessments, whether regular or special, assessed hereunder to such purchaser as unit owner after the date of such foreclosure sale, which said lien, if any is claimed, shall have the same effect and be enforced in the same manner as provided herein.

No amendment to this section shall affect the rights of the holder of any such mortgage recorded prior to recordation of such amendment who does not join in the execution thereof.

SECTION 25. LIMITS ON USE OF UNITS AND COMMON ELEMENTS.

Nothing shall be done or kept in any unit or in the common elements which will increase the rate of insurance on the project without the prior written consent of the board of directors. No owner shall permit anything to be done or kept in the owner's unit which will result in the cancellation of the insurance on any part of the project. The board of directors shall have the power to adopt rules and regulations for use of the common elements and there shall be no violation of such rules.

SECTION 26. PLAN OF DEVELOPMENT.

a. The Plan of Development for the property includes a maximum of 11 units to be developed in not more than three stages. Each stage will include additional land. Upon annexation, a supplemental declaration for the stage and a legal map thereof shall be recorded. The right to annex additional property will expire ten years from the date of recording this Declaration.

b. The minimum allocation of undivided interests in the common elements to each unit in Skye West Townhomes, a Condominium upon completion of development, if Declarant elects to proceed with all stages of development, will be 1/11th. The allocation of undivided interests in the common elements to each unit at each stage of development will be a fraction, the numerator of which shall be one and the denominator of which shall be the total number of units submitted to the provisions of the Oregon Condominium Act. All intended improvements in future stages shall be consistent with initial improvements in terms of quality of construction and shall be substantially completed prior to annexation. Assessments and votes appurtenant to each annexed unit shall become effective on the filing of a supplemental declaration covering such unit, which shall not occur until the substantial completion of such unit. All taxes and other assessments relating to property in later stages, covering any period prior to the addition of such property, shall

be paid or otherwise satisfactorily provided for by the Declarant.

SECTION 27. APPORTIONING COMMON EXPENSES FOR ADDITIONAL STAGES.

As the additional stages are substantially completed pursuant to the Plan of Development, the Common Expenses for such additional stage or stages as defined in Section 14 of the Bylaws shall be added to the Common Expenses then existing for unit owners of the Property. The owners of each unit, including those units contained in the additional stage or stages, shall be liable for and pay a share of the total Common Expenses in proportion to their interest in the common elements, including the common elements added by the additional stage or stages. Each existing unit owner shall, by power of attorney, authorize the Declarant to make adjustments in the undivided interest of the unit owners in the common elements. In the event that a stage or stages are submitted to the provisions hereof during the Association of Unit Owners' fiscal year, the Common Expenses shall be adjusted on the basis of the period of time that the owners of units in such additional stage or stages shall be members of the Association of Unit Owners. The voting rights appurtenant to each unit added according to the Plan of Development shall become effective on the filing of a supplemental declaration covering such unit, which shall not occur until the substantial completion of such unit.

SECTION 28. ADMINISTRATIVE CONTROL.

Until the earlier of the date of conveyance to persons other than Declarant, of 75 percent of the units in the last stage which Declarant may submit to the provisions of the Oregon Condominium Act in accordance with the provisions thereof, or until seven (7) years following conveyance of the first unit:

a. Declarant may appoint and remove officers and members of the board of directors of the Association of Unit Owners;

b. Declarant shall have three votes with respect to each unit owned by it, notwithstanding the provisions of Section 9;

c. Declarant shall have the right to exercise all the powers of the board of directors under this Declaration and the Oregon Condominium Act, except that Declarant may not bind the Association of Unit Owners, prior to passage of control, either directly or indirectly to contracts or leases, including a management contract, unless the Association of Unit Owners is provided with a right of termination of any such contract or lease, without cause, which is exercisable without penalty at any time after transfer of control, upon not more than 90 days' notice to the other party thereto;

d. This Declaration and the Bylaws shall not be amended without Declarant's consent; and

e. Declarant shall have the right to occupy the common elements in connection with its construction activities so long as such activities do not unreasonably interfere with use of the common elements by other unit owners.

SECTION 29. AMENDMENT.

Except as otherwise provided in the Oregon Condominium Act, no amendment may change the allocation of undivided interests in the common elements, method of determining liability for common expenses, right to common profits or voting rights of any unit as expressed in this Declaration unless such amendment has been approved by the owners of the affected units, and such unit owners shall record an amendment to this Declaration setting forth the altered percentage of each unit owner having an interest and the amendment is approved by the Real Estate Commissioner if required by law.

This Declaration may not be amended to diminish any special declarant right without the prior written consent of Declarant.

Except as hereinabove provided, this Declaration may be amended consistent with the provisions of the Oregon Condominium Act by the affirmative vote of 75 percent of the voting rights at the annual meeting of the Association of Unit Owners, or at any special meeting called for such purpose, or by written proxy or written consent of 75 percent of the voting rights. Such amendment shall be effective upon the recordation of an instrument executed and acknowledged by the Chairman and Secretary of the Association of Unit Owners with the Deschutes County Recording Officer, setting forth such amendment in full and the amendment is approved by the Real Estate Commissioner if required by law.

In addition to the above requirements and except for amendments to this Declaration or the Bylaws or termination of the Property made as a result of destruction, damage or condemnation pursuant to Section 22 herein or to a reallocation of interests in the common areas which occur pursuant to the Plan of Development, the approval of Eligible Mortgage Holders holding mortgages on at least 67 percent of units subject to Eligible Mortgage Holder mortgages shall be required to terminate the legal status of the Property as a condominium or to add or amend any material provisions of the Declaration or Bylaws which establish, provide for, govern or regulate any of the following: voting; assessments, assessment liens or subordination of such liens; reserves for maintenance, repair and replacement of the common areas (or units if applicable); insurance or fidelity bonds; rights to use of the common areas; responsibility for

maintenance and repair of the several portions of the Property; expansion or contraction of the Property or the addition, annexation or withdrawal of real or personal property to or from the Property; boundaries of any unit; the interests in the general or limited common areas; convertibility of units into common areas or of common areas into units; leasing of units; imposition of any right of first refusal or similar restriction on the right of a unit owner to sell, transfer or otherwise convey the owner's unit; and any provisions which are for the express benefit of mortgage holders, Eligible Mortgage Holders or eligible insurers or guarantors of first mortgages on units.

For purposes of the foregoing paragraph, an addition or amendment to such documents shall not be considered material if it is for the purpose of correcting technical errors, or for clarification only. An Eligible Mortgage Holder who receives a written request to approve additions or amendments who does not deliver or post to the requesting party a negative response within 30 days shall be deemed to have approved such request.

SECTION 30. RESTRICTIONS.

No unit owner, guest of a unit owner, tenant or other person using any unit shall be allowed to keep a pet in any unit at any time, other than traditional domestic dogs and cats. No birds or reptiles shall be permitted.

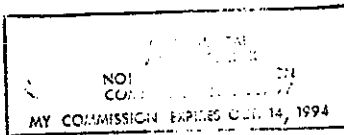
IN WITNESS WHEREOF the undersigned has executed this Declaration this 18 day of November, 1991.

GLENCO INVESTMENTS, INC.

By: Glennis Wolfe
Glennis Wolfe, President

STATE OF OREGON, County of Deschutes ss:

Personally appeared the within-named Glennis Wolfe and acknowledged that she is the President of Glenco Investments, Inc. and that she is authorized to execute the foregoing instrument on behalf of the corporation. Before me this 18 day of Nov, 1991.



Robert Lee Kulk
Notary Public for Oregon
My Commission Expires 10/14/94

David B. Bratton by Jean R. Ratzliff
COUNTY ASSESSOR Deputy Assessor
[Signature]
COUNTY TAX COLLECTOR

11-26-91

250 - 2559

The foregoing Declaration is approved pursuant to ORS
100.110 this 26th day of November, 1991.

MORELLA LARSEN
REAL ESTATE COMMISSIONER

By:

Stan F. Mayhew



250 - 2560

EXHIBIT "A"

JOB#	71091071.002
DATE	11-14-91
BY	DKW
CHKD.	JM

SKYEWEST CONDOMINIUMS
STAGE A BOUNDARY

PROPERTY DESCRIPTION

A parcel of land located in a portion of Lots 1 and 2, Block 3, Westpine and a portion of the Northeast One-Quarter of the Northwest One-Quarter of Section 6, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, being more particularly described as follows:

Beginning at the northwest corner said Lot 1, Block 3, said plat of Westpine and on the southerly boundary line of the plat of Knoll Heights; thence along said southerly boundary line of Knoll Heights North 76° 43' 58" East a distance of 130.02 feet to the northeast corner of a lot line adjustment for said Lot 1 and Lots 2 and 3, said Block 3, plat of Westpine; thence along the easterly boundary line of said lot line adjustment South 06° 26' 53" East a distance of 117.41 feet; thence South 89° 02' 19" West a distance of 128.44 feet to a point on said easterly right-of-way line of 17th street; thence along said easterly right-of-way line of 17th street the following two courses:

North 00° 32' 23" West a distance of 10.31 feet;

North 08° 07' 02" West a distance of 79.47 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.

SKYEWEST TOWNHOME

LOCATED IN: A PORTION OF LOTS 1 & 2, BLOCK 3, W.
TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLA

SURVEYOR'S CERTIFICATE:

I, GARY W. HICKMAN, REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED AND THAT THE PLAT OF "SKYEWEST TOWNHOMES, A CONDOMINIUM, STAGE A" IN THE CITY OF BEND, DESCHUTES COUNTY, OREGON, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED, THAT A 3 1/2" BRASS CAP IN A 2 1/2" IRON PIPE EXISTS AT THE "INITIAL POINT" AND THAT THE PROPERTY PLATTED IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF LOTS 1 AND 2, BLOCK 3, WESTPINE AND A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE "INITIAL POINT" ON THE EASTERLY RIGHT-OF-WAY LINE OF 17TH STREET SAID "INITIAL POINT" ALSO BEING THE NORTHWEST CORNER SAID LOT 1, BLOCK 3, SAID PLAT OF WESTPINE AND ON THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF KNOLL HEIGHTS; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE OF KNOLL HEIGHTS NORTH 76° 43' 58" EAST A DISTANCE OF 130.02 FEET TO THE NORTHEAST CORNER OF A LOT LINE ADJUSTMENT FOR SAID LOT 1 AND LOTS 2 AND 3, SAID BLOCK 3, PLAT OF WESTPINE; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT LINE ADJUSTMENT SOUTH 06° 28' 53" EAST A DISTANCE OF 117.41 FEET; THENCE SOUTH 89° 02' 18" WEST A DISTANCE OF 128.44 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF 17TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 17TH STREET THE FOLLOWING TWO COURSES:

NORTH 00° 32' 23" WEST A DISTANCE OF 10.31 FEET;
NORTH 08° 07' 02" WEST A DISTANCE OF 79.47 FEET TO THE POINT OF
BEGINNING, THE TERMINUS OF THIS DESCRIPTION.

BY: _____
GARY W. HICKMAN PLS 1678

DATE _____

DECLARATION:

GLENCO INVESTMENTS, INC. AN OREGON CORPORATION, OWNER IN FEE SIMPLE OF THE LANDS SHOWN ON THE PLAT OF "SKYEWEST TOWNHOMES, A CONDOMINIUM, STAGE A" AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, HAVE CAUSED SAID LAND TO BE PLATTED AS SHOWN ON SUCH PLAT AND DECLARE THE PLAT OF "SKYEWEST TOWNHOMES, A CONDOMINIUM, STAGE A" TO BE A CORRECT PLAT AS LOCATED IN A PORTION OF LOTS 1 AND 2, BLOCK 3 WESTPINE AND A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON AND THAT THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF ORS 100.005 TO 100.025.

BY: _____
GLENNIS L. WOLF, PRESIDENT
GLENCO INVESTMENTS, INC.

DATE _____

PREPARED BY:

HWA SURVEYING, ENGINEERING
& PLANNERS
HICKMAN WILLIAMS & ASSOCIATES, INC.
20270 E. 10TH AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 388-3331

S, A CONDOMINIUM, STAGE A^{250 - 2562}

TPINE AND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8,
ETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON

ACKNOWLEDGEMENT:

STATE OF OREGON

S.S.

COUNTY OF DESCHUTES

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 1991,
BY GLENNIS L. WOLF, PRESIDENT OF GLENCO INVESTMENTS, INC. AN OREGON CORPORATION,
ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC FOR THE STATE OF OREGON

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 PLACED ON THE 1991-1992 TAX ROLL
WHICH BECAME A LIEN ON THIS SUBDIVISION OR WILL BECOME A LIEN DURING THIS
CALENDAR YEAR HAVE BEEN PAID TO ME.

BY:

DESCHUTES COUNTY ASSESSOR

DATE

APPROVALS:

THE PLAT OF "SKYWEST TOWNHOMES, A CONDOMINIUM, STAGE A" AS LOCATED IN THE
CITY OF BEND, DESCHUTES COUNTY, OREGON, HAS BEEN EXAMINED AND APPROVED.

_____ CITY OF BEND PLANNING DIRECTOR	_____, 1991.
_____ CITY OF BEND ENGINEER	_____, 1991.
_____ CITY OF BEND SURVEYOR	_____, 1991.
_____ DESCHUTES COUNTY ASSESSOR	_____, 1991.
_____ DESCHUTES COUNTY TAX COLLECTOR	_____, 1991.
I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE	
_____ DESCHUTES COUNTY COMMISSIONER	_____, 1991.
_____ DESCHUTES COUNTY COMMISSIONER	_____, 1991.
_____ DESCHUTES COUNTY COMMISSIONER	_____, 1991.

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.

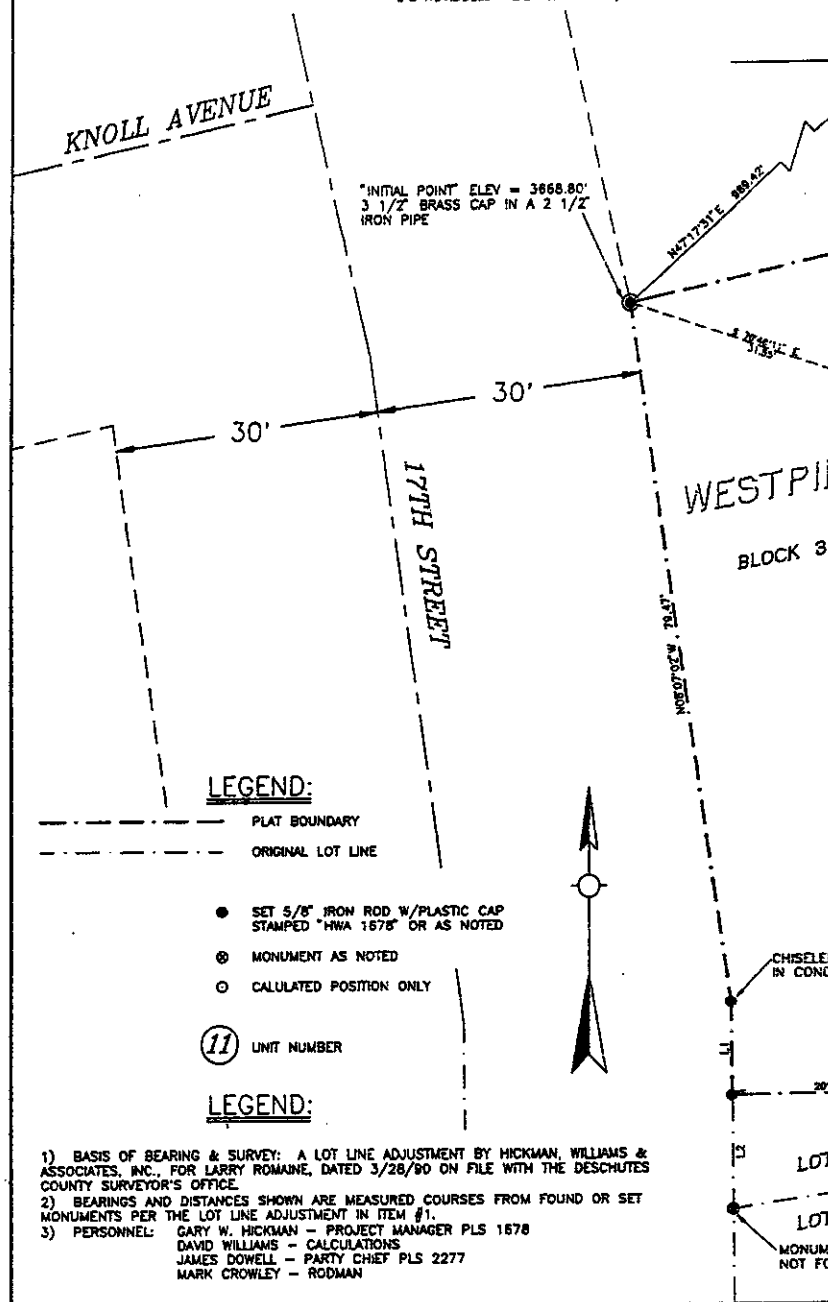
BY:

DATE

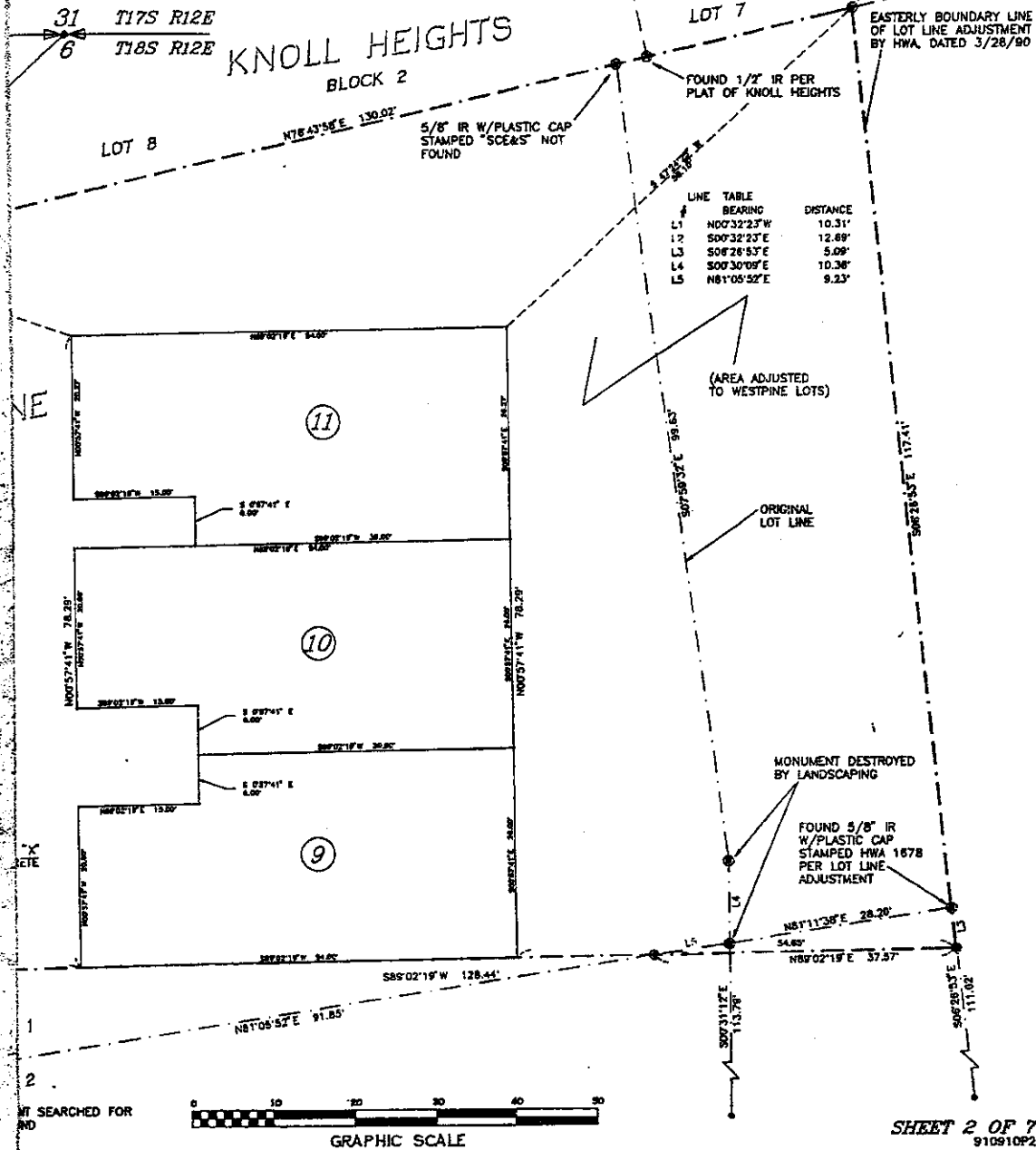
250 - 2563

SKYEWEST TOWNHO

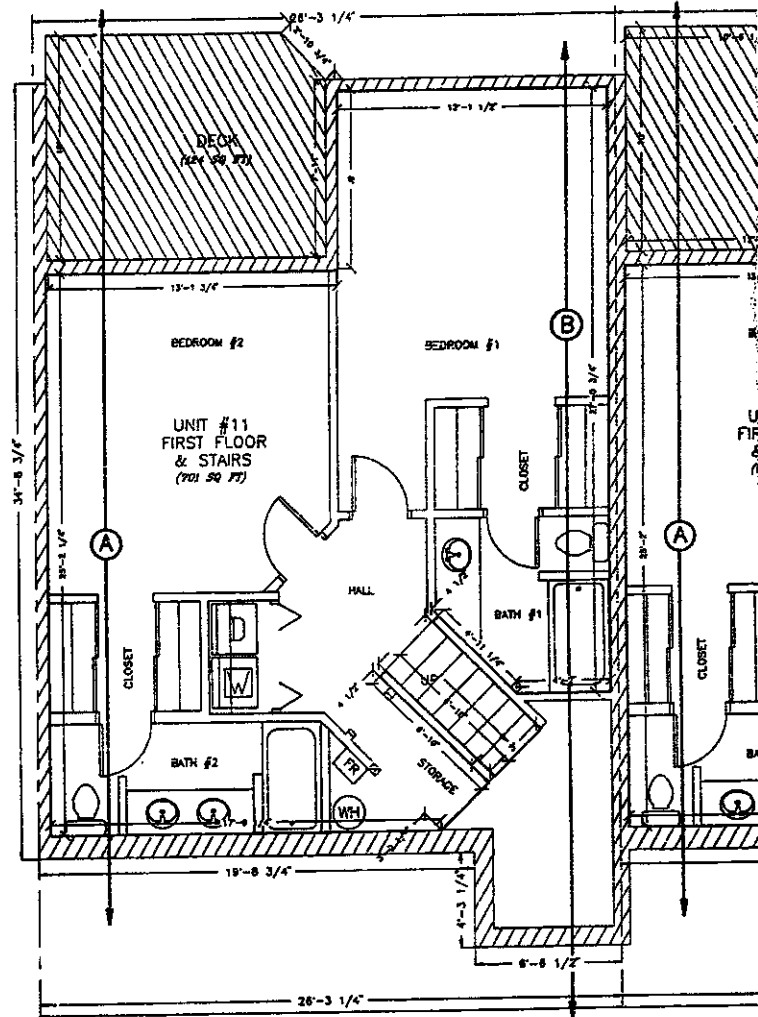
LOCATED IN: A PORTION OF LOTS 1 & 2, BLOCK
TOWNSHIP 18 SOUTH, RANGE 12 EAST,



FOUND 5/8" IR
W/PLASTIC CAP
STAMPED HWA 1678
PER LOT LINE
ADJUSTMENT



LOCATED IN: A PORTION OF LOTS 1 & 2, BL.
TOWNSHIP 18 SOUTH, RANGE 12 E.

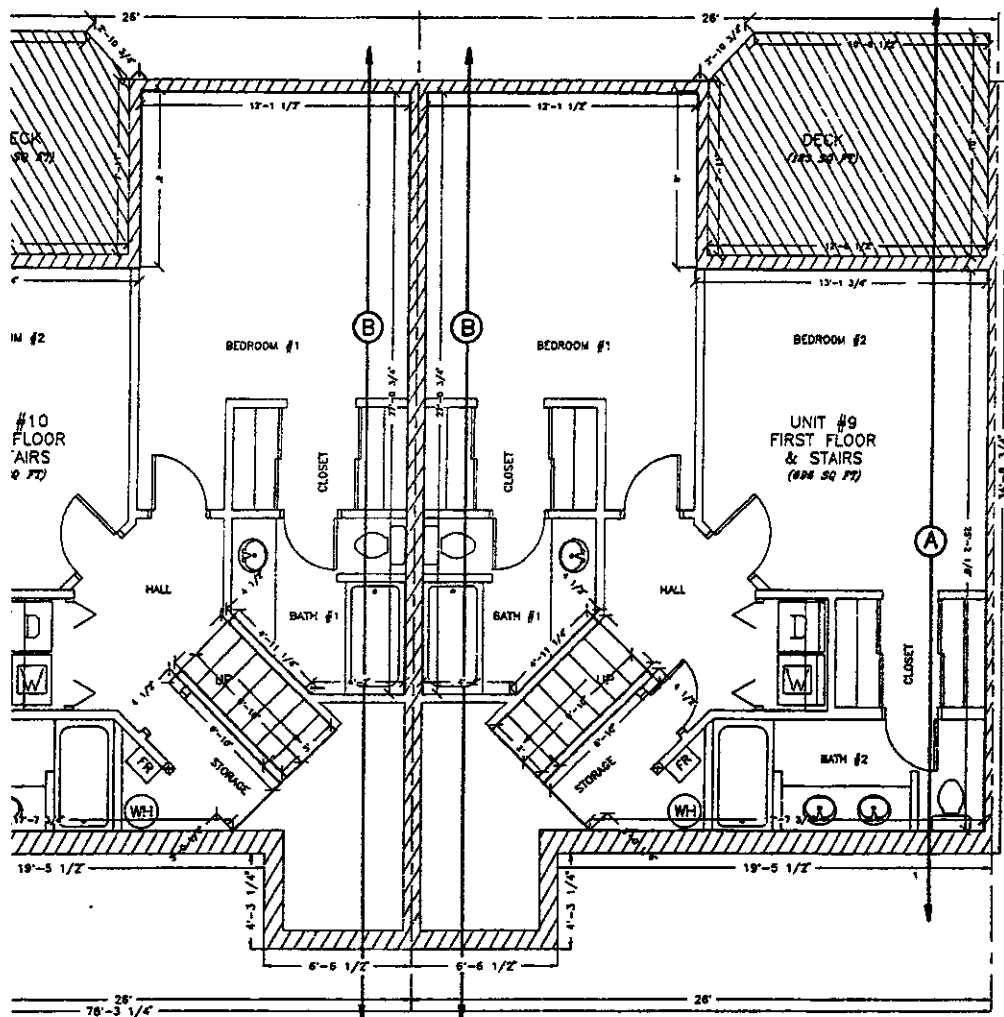


MES, A CONDOMINIUM, STAGE A

3. WESTPORT AND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6,
WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON

FIRST FLOOR PLAN

1/4" = 1'-0"

**LEGEND:**

- 6'-6" ——— DENOTES EXTERIOR DIMENSION
- 6'-6" ——— DENOTES INTERIOR DIMENSION
- DENOTES COMMON ELEMENT
- DENOTES LIMITED COMMON ELEMENT

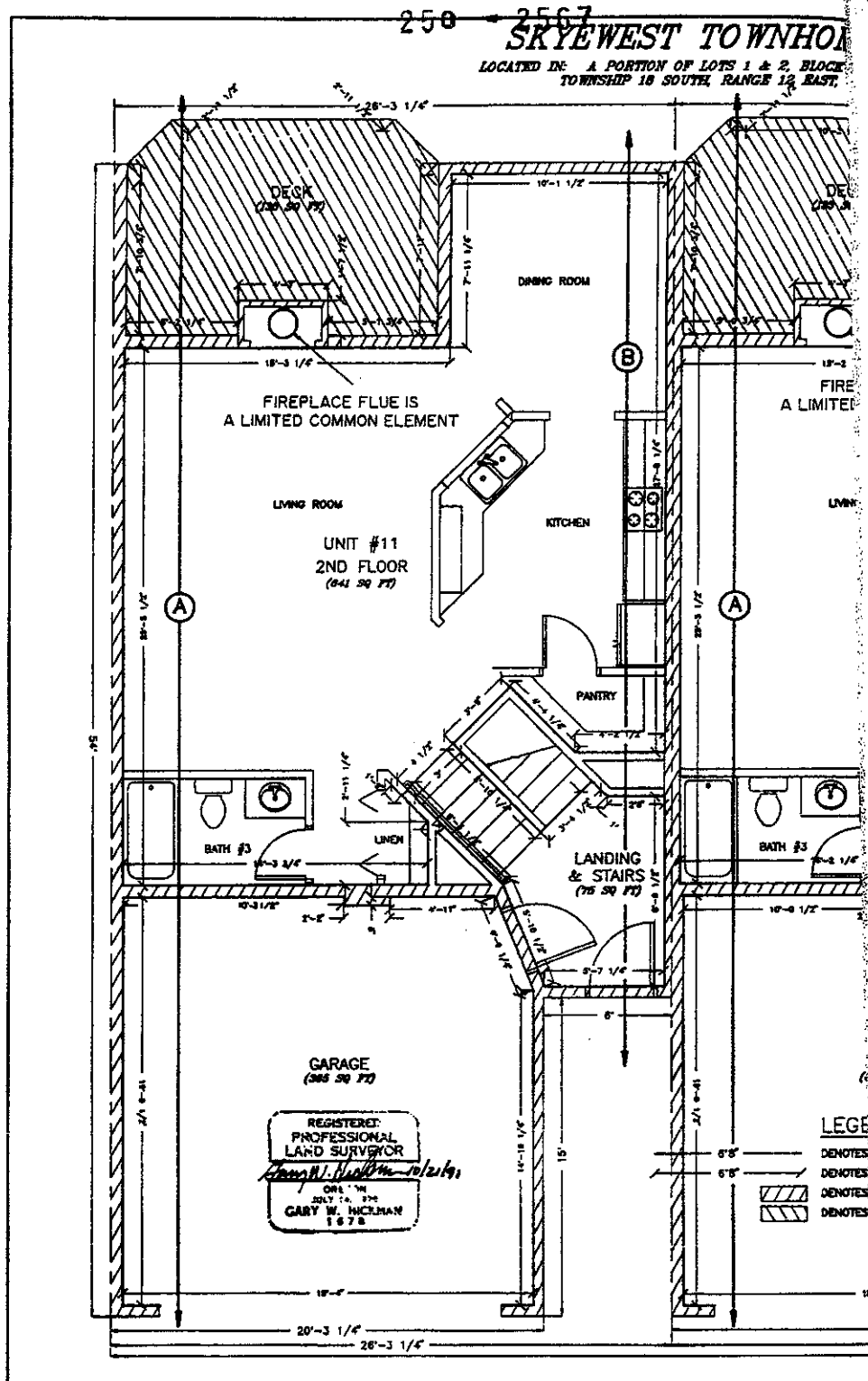
GENERAL NOTES:

- 1) CENTERLINE OF ADJACENT UNITS IS THE MIDDLE OF THE MASTER BOARD IN THE WALL.
- 2) EXTERIOR DIMENSIONS ARE TO FRAMED WALLS.
- 3) INTERIOR DIMENSIONS ARE TO FINISHED WALLS.
- 4) INTERIOR WALLS SHOWN ARE FOR THE STANDARD UNIT. SOME MODIFICATION MAY OCCUR AT THE DEVELOPERS DISCRETION.

250

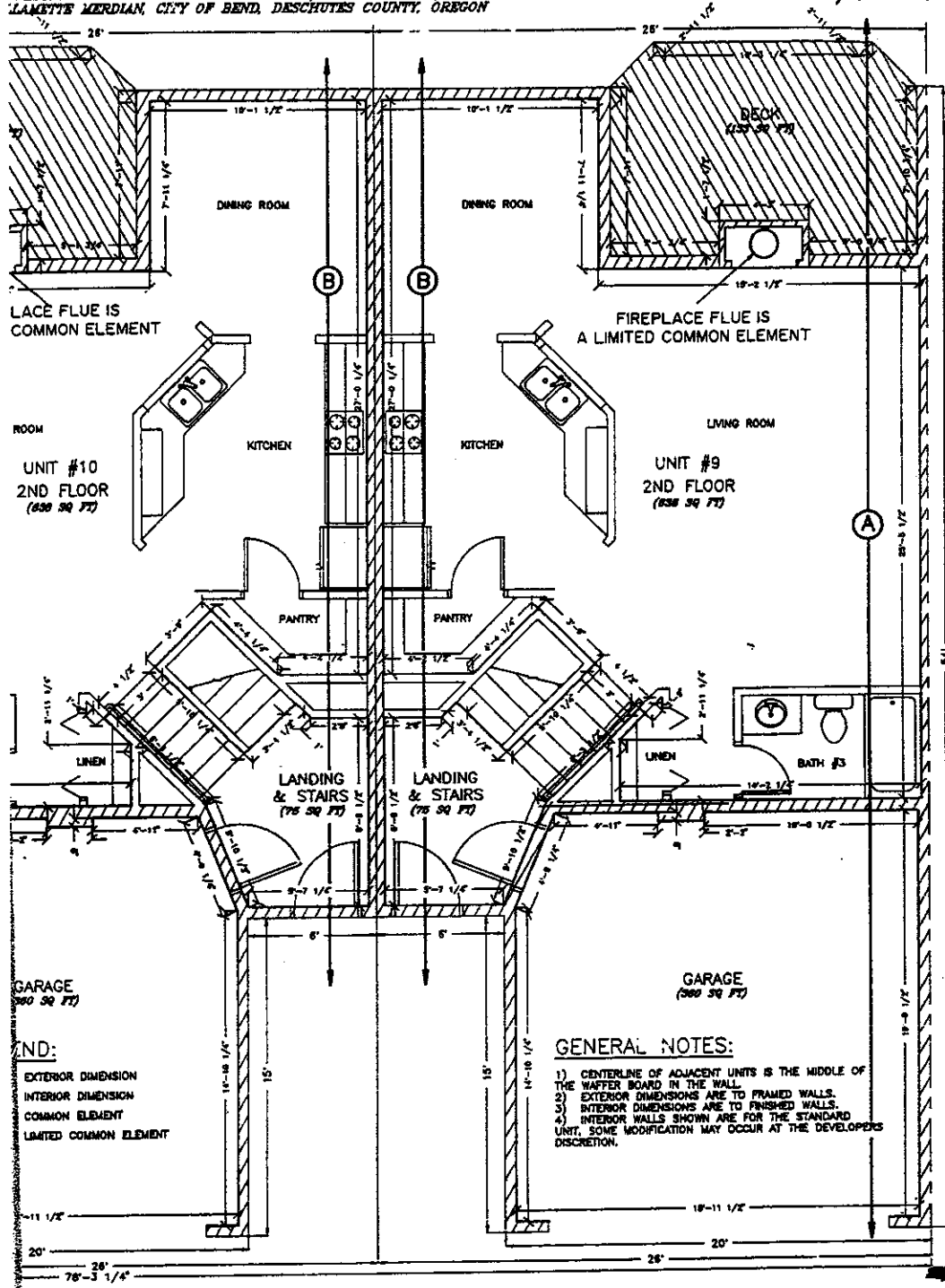
2567

SKYEWEST TOWNHOMES

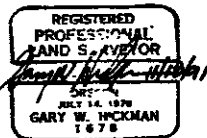
LOCATED IN: A PORTION OF LOTS 1 & 2, BLOCK
TOWNSHIP 18 SOUTH, RANGE 12 EAST.

ES, A CONDOMINIUM, STAGE AWESTPINE AND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8,
LAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON**SECOND FLOOR PLAN**

1/4" = 1'-0"



LOCATED IN: A PORTION OF LOTS 1 & 2, BLOCK 3, WESTPORT
TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE



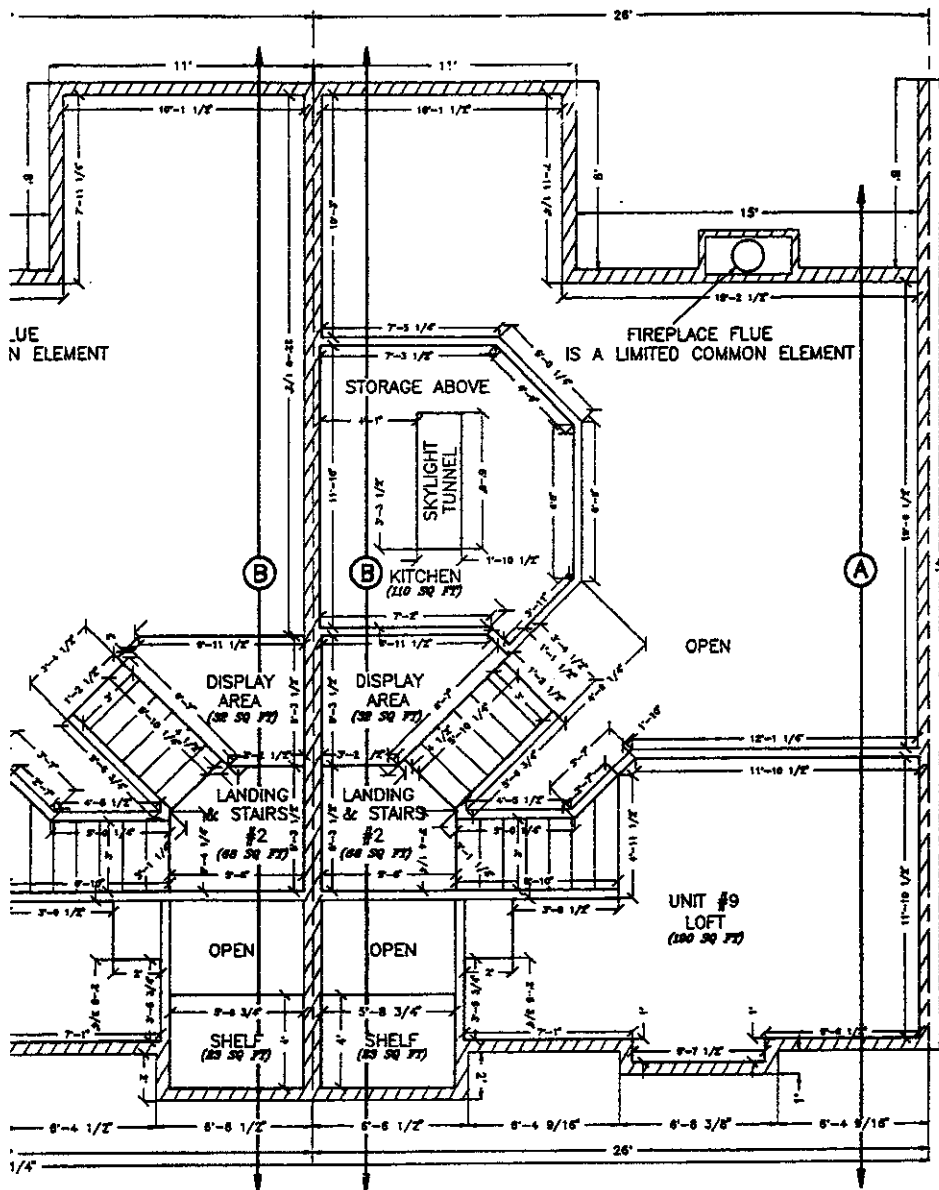
— 5'5"
— 5'8"

CONDOMINIUM, STAGE A

AND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 250 - 2570
TADIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON

THIRD FLOOR PLAN

1/4" = 1'-0"



LEGEND:

- DENOTES EXTERIOR DIMENSION
- DENOTES INTERIOR DIMENSION
- ▨ DENOTES COMMON ELEMENT
- ▨ DENOTES LIMITED COMMON ELEMENT

GENERAL NOTES:

- 1) CENTERLINE OF ADJACENT UNITS IS THE MIDDLE OF THE WATER BOARD IN THE WALL.
- 2) EXTERIOR DIMENSIONS ARE TO FRAMED WALLS.
- 3) INTERIOR DIMENSIONS ARE TO FINISHED WALLS.
- 4) INTERIOR WALLS SHOWN ARE FOR THE STANDARD UNIT. SOME MODIFICATION MAY OCCUR AT THE DEVELOPERS DISCRETION.

SHEET 5 OF 7
910810P5

SKYEWEST TOWNHOMES

LOCATED IN: A PORTION OF LOTS 1 & 2, BLOCK 3, W/2
TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE



FRONT VIEW
OF DORMER

ELEVATION TABLES

EL. POINT	UNIT #9	UNIT #10	UNIT #11
A	3668.91	3668.91	3677.65
B	3673.32	3673.32	3677.65
C	3678.80	3678.80	3677.65
D	3682.81	3682.81	3680.22
E	3687.04	3687.04	3680.22
F	3687.76	3687.76	3685.51
G	3690.30	3690.30	3688.09
H	3695.39	3695.39	3688.09
I	3698.45	3698.45	3688.09
J	3699.23	3699.23	3687.28

ROOF PEAK EL. = "F"
DORMER PEAK EL. = "C"

ANGLE POINT EL. = "H"

ANGLE POINT EL. = "G"

THIRD FLOOR EL. = "F"
ANGLE POINT EL. = "E"

ANGLE POINT EL. = "D"

SECOND FLOOR EL. = "C"

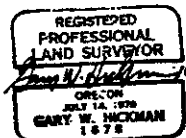
GARAGE FLOOR EL. = "B"

FIRST FLOOR EL. = "A"

VAULTED AREA IN DORMER

4:12

2' SLOPE



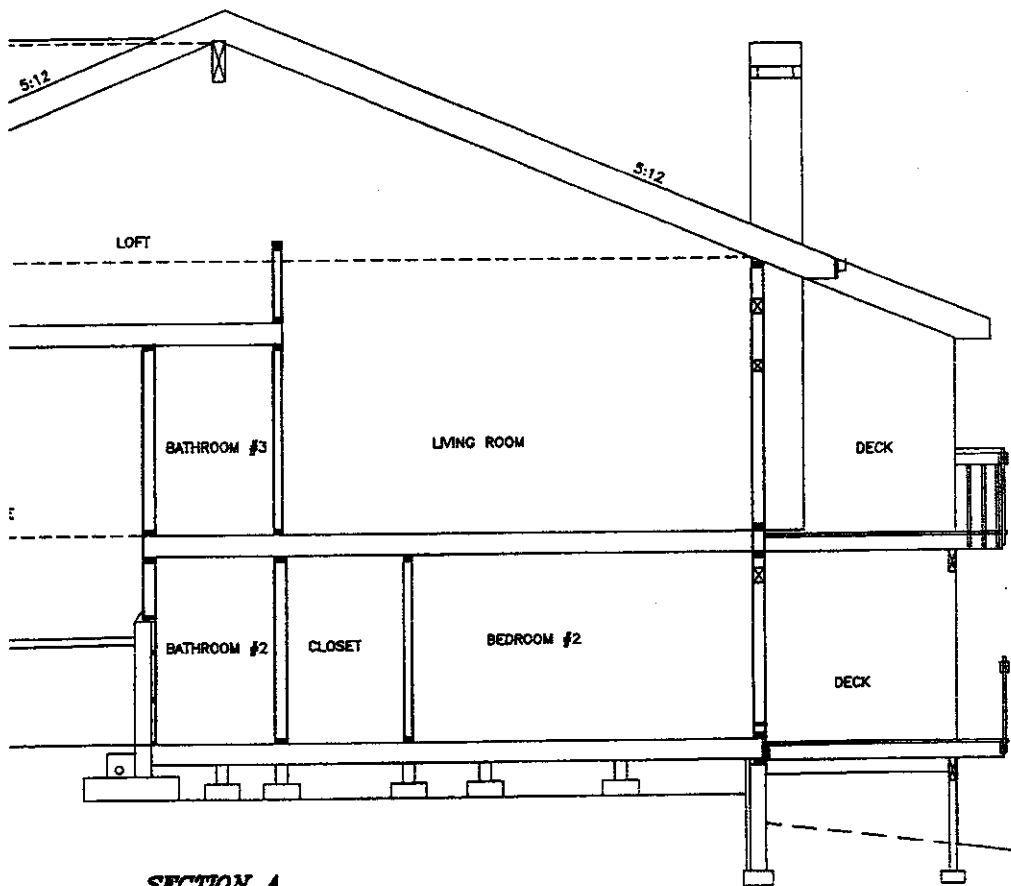
NOTE
ELEVATIONS SHOWN ARE BASED UPON ELEVATION 3668.80'
AS ESTABLISHED AT THE 3 1/2" BRASS CAP IN A 2 1/2" I.D.
IRON PIPE FOR THE INITIAL POINT.

250 - 2572

CONDOMINIUM, STAGE A

AND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8,
TERDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON

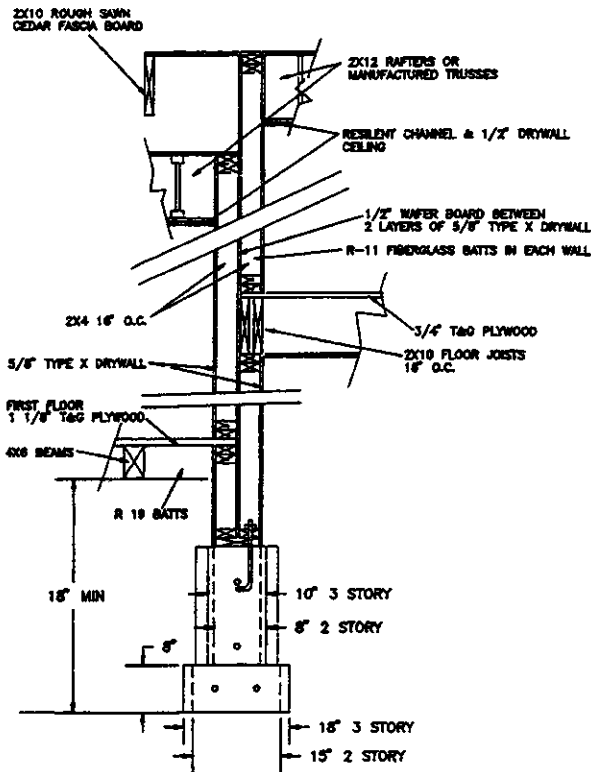
SECTION VIEW--A
1/4" = 1'-0"



250 - 2573

SKYEWEST TOWNHOMES

LOCATED IN A PORTION OF LOTS 1 & 2, BLOCK 3, WEST
TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE



TYPICAL PARTY WALL
1/4" = 1'-0"



ELEVATION TABLES

EL. POINT	UNIT #9	UNIT #10	UNIT #11
A	3468.81	3468.81	3467.82
B	3474.23	3474.23	3473.24
C	3478.20	3478.20	3477.21
D	3482.18	3482.18	3481.19
E	3486.15	3486.15	3485.16
F	3490.13	3490.13	3489.14
G	3494.10	3494.10	3493.11
H	3498.08	3498.08	3497.09
I	3502.05	3502.05	3501.06
J	3506.03	3506.03	3505.04
K	3510.00	3510.00	3509.01
L	3513.98	3513.98	3512.99
M	3517.95	3517.95	3516.96
N	3521.93	3521.93	3520.94
O	3525.90	3525.90	3524.91

NOTE
ELEVATIONS SHOWN ARE BASED UPON ELEVATION 3468.80
AS ESTABLISHED AT THE 3 1/2" BRASS CAP IN A 2 1/2" I.D.
IRON PIPE FOR THE INITIAL POINT.

ROOF PEAK EL. = "T"

ANGLE POINT EL. = "H"

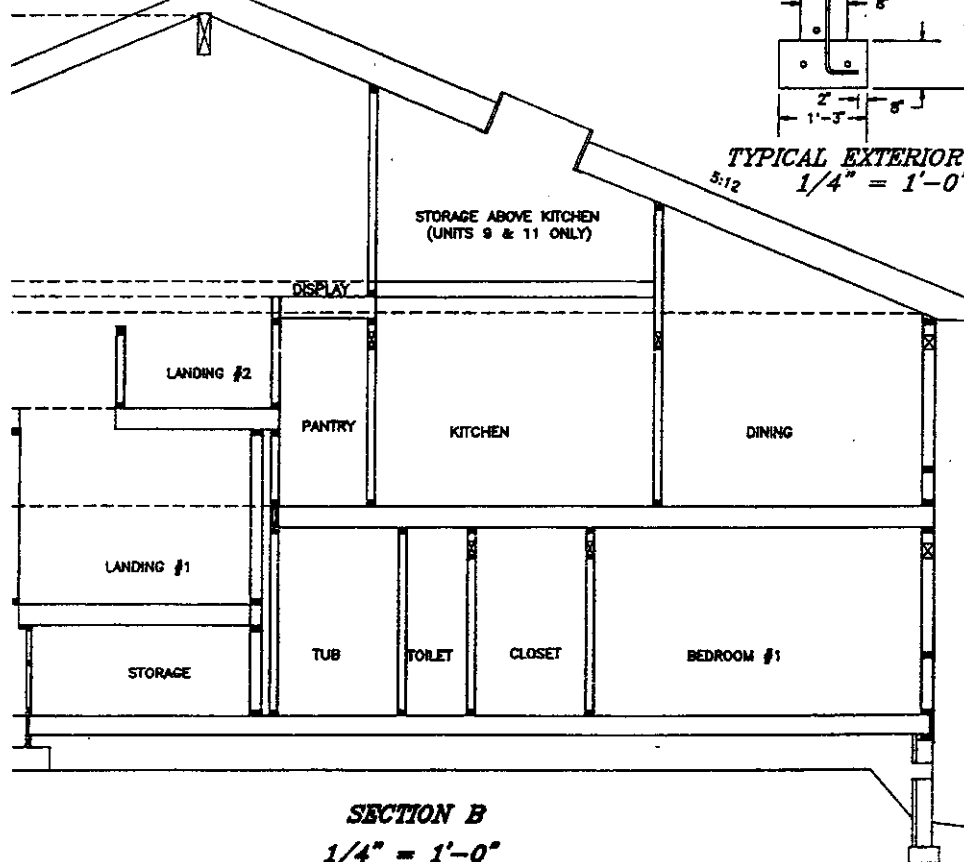
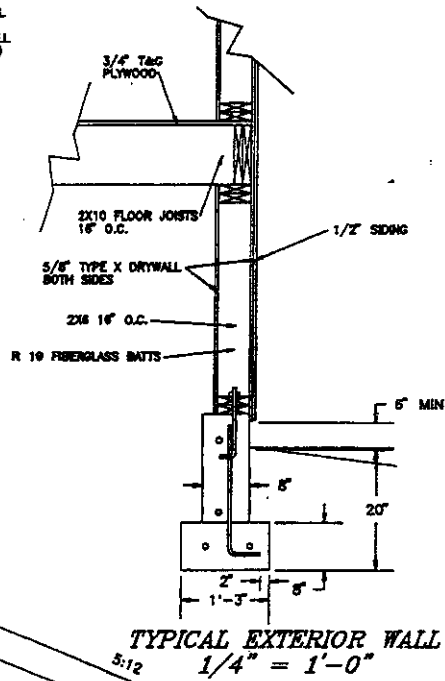
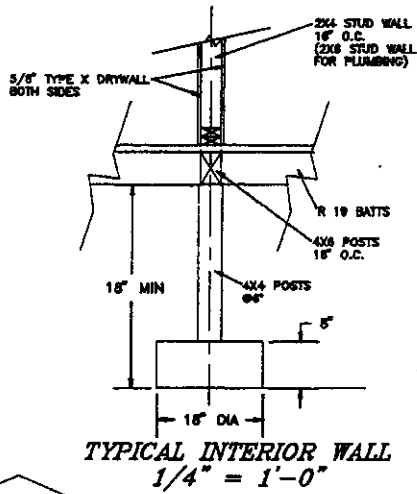
STORAGE EL. = "G"
DISPLAY EL. = "F"
ANGLE POINT EL. = "E"

ANGLE POINT EL. = "V"

SECOND FLOOR EL. = "C"

LANDING #1 EL. = "B"

FIRST FLOOR EL. = "A"

1 CONDOMINIUM, STAGE AAND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6,
MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON**SECTION VIEW--B
TYPICAL WALL & FLOOR SECTIONS**

BYLAWS

OF

THE ASSOCIATION OF UNIT OWNERS OF

SKYEWEST TOWNHOMES, A CONDOMINIUM

WHEREAS, Glenco Investments, Inc., (hereinafter referred to as "Declarant"), is the owner of certain real property in Deschutes County, Oregon, upon which it intends to develop a condominium project known as Skywest Townhomes, a Condominium; and,

WHEREAS, Declarant has executed a Declaration submitting such real property, together with all improvements constructed thereon (hereinafter referred to as the "Property"), to the provisions, restrictions and limitations of the Oregon Condominium Act, ORS 100.005 through ORS 100.990.

NOW, THEREFORE, Declarant approves and adopts these Bylaws and annexes the same to the Declaration, which Bylaws and Declaration shall govern the operation of the Property. These Bylaws shall run with the land and shall be binding on and for the benefit of Declarant, acting as the present Association of Unit Owners, and its successors and assigns, and on all subsequent unit owners, and their mortgagees, tenants, occupants, employees and others who may use the Property.

1. DEFINITIONS: As used in these Bylaws, the term:

A. "Association" means the Association of Unit Owners of Skywest Townhomes, a Condominium which consists of all the unit owners acting as a group through an unincorporated association in accordance with these Bylaws.

B. "Majority of the Unit Owners" means the owners of more than 50 percent of the voting rights as provided in the Declaration. Whenever a percentage of the unit owners is specified, percentage means a percentage of voting rights.

C. "Eligible Mortgage Holder" means a holder of a first mortgage on a unit who has requested notice of certain matters from the Association in accordance with Section 803.08M of the FNMA Conventional Home Mortgage Selling Contract Supplement, or the applicable provisions of any successor publication.

2. ORGANIZATION OF ASSOCIATION: The Association shall be organized as an unincorporated association. The initial meeting of the Association shall be held within 30 days following the recording of these Bylaws. Declarant shall give at least seven but not more than 50 days' written notice of the initial meeting to all persons who are unit owners on the date of mailing of the notice.

3. ASSOCIATION RESPONSIBILITIES: The Association will have the responsibility of administering the Property, approving the annual budget, establishing and collecting assessments, arranging for the operation, management and maintenance of the Property, including negotiating and contracting with and supervising any person, persons, or business entity with respect to such matters, instituting, defending or intervening in litigation or proceedings in its own name or on behalf of two or more unit owners on matters affecting the Property, and taking such other actions and exercising such other powers as are authorized by the provisions of ORS 100.405 as the same may be amended from time to time.

4. TRANSITIONAL COMMITTEE: Within 60 days after the conveyance to persons other than Declarant of a total of 50 percent of the total number of units which Declarant may submit under the Declaration, Declarant shall call a meeting of unit owners to select a transitional committee. Declarant shall give notice in accordance with these Bylaws to each unit owner at least seven but not more than 50 days prior to the meeting. The notice shall state the purpose of the meeting and the time and place at which the meeting is to be held. At such meeting, the unit owners in attendance, other than Declarant, by vote of a majority of those present, shall select a transitional committee composed of three members. The members of the transitional committee shall serve until the turnover meeting to be held pursuant to subsection 5A. The function of the transitional committee shall be that of enabling ease of transition from control of the administration of the Association by Declarant to control by the unit owners. The transitional committee shall have access to all information, documents and records which Declarant must turn over to the unit owners pursuant to the Oregon Condominium Act. If the meeting required pursuant to this Section 4 is not called by Declarant, within the time specified, the meeting may be called and notice given by any unit owner within the time specified.

5. UNIT OWNERS' MEETINGS:

A. Turnover Meeting. Within 90 days after the expiration of the period of Declarant's control of the Association reserved in Section 28 of the Declaration, Declarant shall call a turnover

meeting. Declarant shall give notice to each unit owner at least seven but not more than 50 days prior to the meeting. The notice shall state the purpose of the meeting and the time and place at which the meeting is to be held. At the turnover meeting:

(i) Declarant shall relinquish control of the administration of the Association and the unit owners shall assume the control.

(ii) The unit owners shall elect a board of directors in accordance with these Bylaws, and

(iii) Declarant shall deliver to the Association all items required to be delivered at the turnover meeting pursuant to the Oregon Condominium Act.

If Declarant fails to call the turnover meeting within the time specified above, the meeting may be called and notice given by any unit owner or any first mortgagee of a unit. In order to facilitate an orderly transition during the three-month period following the turnover meeting, Declarant or an informed representative of Declarant shall be available to meet with the board of directors on at least three mutually acceptable dates to review the documents delivered under paragraph (iii) of this subsection 5A.

B. Annual Meetings. Subsequent to the turnover meeting, the annual meetings of the Association shall be held on the 1st day in the month of March in each year unless otherwise set by the Board of Directors. At such meetings, the Association shall, by ballot, elect directors and transact such other business as may come before the meeting. If the election of directors shall not be held on the date designated herein for any annual meeting of the unit owners or at any adjournment thereof, the board of directors shall cause the election to be held at a special meeting of the Association as soon thereafter as conveniently may be, not more than 60 days after said time, by proper notice designating the meeting as the annual meeting.

C. Special Meetings. Special meetings of the Association for any purpose or purposes may be called by the Chairman or by a majority of the board of directors and shall be called by the Chairman at the request of not less than 20 percent of the unit owners entitled to vote at the meeting.

D. Place of Meeting. Such place as the board of directors may designate shall be the place of meeting for all annual and special meetings of the unit owners.

E. Notice of Meeting. Written or printed notice stating the place, date and hour of the meeting and, in case of a special

meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than seven nor more than 50 days before the date of the meeting, either personally or by mail, by or at the discretion of the Chairman, the Secretary, or the officer or persons calling the meeting, to each unit owner entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the unit owner at the owner's last known address on the records of the Association, with postage thereon prepaid.

F. Quorum and Voting of Unit Owners. At any meeting of the Association, unit owners owning more than 50 percent of the voting rights, present in person or by proxy, shall constitute a quorum; and the concurring vote of a majority of such unit owners present and constituting a quorum shall be valid and binding upon the Association, except as otherwise provided by law, these Bylaws, or the Declaration. If less than 50 percent of the voting rights are represented at a meeting, a Majority of the Unit Owners represented may adjourn a meeting from time to time without further notice. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally noted. The unit owners present at a duly organized meeting may continue to transact business until adjournment, notwithstanding withdrawals of enough unit owners to leave less than a quorum. Declarant shall be the voting owner with respect to any unit owned by the Declarant.

If a voting owner owns or represents more than one unit, the owner shall have votes corresponding with each unit which the owner owns or represents. In the event the owner or owners have pledged their votes regarding special matters to a mortgagee under a duly recorded mortgage and notice thereof has been given to the Secretary or manager of the Association, only the vote of the mortgagee will be recognized in regard to the special matters upon which the votes are so pledged.

An administrator, executor, guardian, or trustee may vote in person or by proxy at any meeting of the Association with respect to any unit owned or held by such individual or organization in such capacity, whether or not the same shall have been transferred to the name of such individual or organization; provided that such individual or officer shall satisfy the Secretary that the individual or officer is the executor, administrator, guardian, or trustee holding such unit in such capacity. Whenever any unit is owned by two or more persons jointly, according to the records of the Association, a vote thereof may be exercised by any one of the owners then present, in the absence of protest by a co-owner or as shall be determined by any Co-ownership Agreement. In the event of protest by a co-owner, the vote shall be divided by the number of co-owners,

and each co-owner shall cast an equal fractional vote. unless otherwise determined by any Co-ownership Agreement.

G. Proxies. At all meetings of the unit owners, a unit owner may vote by proxy executed in writing by the unit owner or by the owner's duly authorized attorney in fact. Such proxy shall be filed with the Secretary of the Association before or at the time of the meeting.

6. BOARD OF DIRECTORS.

A. General Powers. Subsequent to the turnover meeting, the business and affairs of the Association shall be managed by its board of directors, who shall be unit owners. The board shall be responsible for preparing or causing to be prepared and filing any required income tax return or forms for the Association. The board shall also be responsible for the maintenance, upkeep and repair of the common elements. The number of directors of the Association shall be three (3). Each director shall hold office for a term of three years expiring on the date of the third annual meeting of unit owners following the director's election and upon the election and qualification of a successor; provided, however, that one member of the initial board of directors shall be elected for a term of one year, and two members of the initial board of directors shall be elected for a term of two years. Prior to the turnover meeting, Declarant will appoint an interim board of three directors for the Association to serve until replaced by Declarant or until the turnover meeting is held.

B. Regular Meetings. A regular meeting of the board of directors shall be held without notice other than this Bylaw immediately after and at the same place as the annual meeting of unit owners. The board of directors may provide by resolution the time and place for the holding of additional regular meetings without notice other than such resolution. The initial organization meeting shall be held immediately following the turnover meeting of the Association. Until the initial meeting of the board, its rights, duties and functions shall be exercised by the Declarant.

C. Special Meetings. Special meetings of the board of directors may be called by or at the request of the Chairman of the board of directors or any two directors. The person or persons authorized to call special meetings of the board of directors may fix the place for holding any special meeting called by them.

D. Notice of Special Meetings. Notice of any special meeting shall be given at least 72 hours previous thereto by written notice delivered personally or mailed to each director at the director's residence or business address, or by telegram. If mailed, such notice shall be deemed to be delivered when

deposited in the United States mail, so addressed, with postage thereon prepaid. If notice is given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any director may waive notice of any meeting. In the event that a majority of units in the project are the principal residences of the occupants, for other than emergency meetings, notice of the board of directors' meetings shall be posted in a place or places within the project at least three days prior to the meeting, or notice shall be provided by a method otherwise reasonably calculated to inform unit owners of such meetings. The attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because a meeting is not lawfully called or convened. Neither the business to be transacted nor the purpose of any regular or special meeting of the board of directors need be specified in the notice or waiver of notice of such meeting.

E. Quorum of Directors. A majority of the directors shall constitute a quorum for the transaction of business at any meeting of the board of directors; but if less than such majority is present at a meeting, a majority of the directors present may adjourn the meeting from time to time without further notice. Each director shall have one vote.

F. Manner of Directors Acting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors.

G. Vacancies on Board of Directors. Any vacancy occurring on the board of directors may be filled by the affirmative vote of a majority of the remaining directors even if there exists less than a quorum of the board of directors. A director elected to fill a vacancy shall be elected for the unexpired term of the director's predecessor in office. Any directorship to be filled by reason of an increase in the number of directors or by reason of the removal of one or more directors shall be filled by election at an annual meeting or at a special meeting of the unit owners called for that purpose.

H. Presumption of Assent. A director who is present at a meeting of the board of directors at which action on any matter is taken shall be presumed to have assented to the action taken unless the director's dissent shall be entered in the minutes of the meeting or unless the director shall file a written dissent to such action with the person acting as the Secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the Secretary immediately after the adjournment of the meeting. Such right to dissent shall not apply to a director who voted in favor of such action.

I. Removal of Directors. All or any number of directors may be removed with or without cause at a meeting expressly called for that purpose by a vote of a Majority of the Unit Owners then entitled to vote at an election of directors. Any director who ceases to be a unit owner shall cease to be a director.

J. Reimbursement of Directors. The directors may be reimbursed for their reasonable expenses related to attendance at meetings of the directors.

K. Directors May Engage Manager. The board of directors may retain the services of an individual or firm to act as Manager or Managing Agent and may employ, or instruct such Manager or Managing Agent to employ, such other persons as may be necessary from time to time for the maintenance, upkeep and repair of the common elements. All such agreements shall provide for a term of three years and may be terminated, with or without cause, upon 90 days notice to all parties affected. When professional management has been previously required by any Eligible Mortgage Holder or eligible insurer or guarantor, whether such entity becomes an Eligible Mortgage Holder or eligible insurer or guarantor at that time or after, any decision to establish self-management by the Association shall require the prior consent of owners of at least 67 percent of the units and the approval of Eligible Mortgage Holders holding mortgages on at least 51 percent of the units subject to Eligible Mortgage Holder mortgages.

L. Directors to Adopt Administrative Rules and Regulations. Administrative rules and regulations shall be adopted by Declarant and shall be binding as though they are a part hereof.

The board of directors shall have the power to amend such administrative rules and regulations as may be necessary or desirable to govern the details of the operation and use of the units and common elements, including such rules as are desirable to prevent unreasonable interference with the use of the respective units and of the common elements by the several unit owners.

M. Attendance by Unit Owners. All meetings of the board of directors of the Association shall be open to unit owners.

N. Annual Report and Amendment. The Association shall file an annual report and any amendment to reports required under ORS 100.250(1) with the Secretary of State in accordance with ORS 100.250.

7. OFFICERS

A. Number. The officers of the Association shall be a Chairman, a Secretary and a Treasurer, each of whom shall be elected by the board of directors. No two offices may be held by the same person.

B. Election and Term of Office. The officers shall be elected annually by the board of directors at the first meeting of the board of directors held after each annual meeting of the unit owners. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as is convenient. Each officer shall hold office until a successor shall have been duly elected and shall have qualified, or until the officer's death, or until the officer shall resign or shall have been removed in the manner herein provided.

C. Removal. Any officer elected or agent designated by the board of directors may be removed by the board of directors whenever, in its judgment, the best interests of the Association will be served thereby; but such removal shall be without prejudice to the contract rights, if any, of the persons so removed.

D. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification, or otherwise shall be filled by the board of directors for the unexpired portion of a term.

E. Chairman. The Chairman shall, when present, preside at all meetings of the unit owners and the board of directors and shall perform all duties incident to such office and such other duties as may be prescribed by the board of directors from time to time. The Chairman shall be the principal executive officer of the Association and subject to the control of the board of directors. The Chairman shall, in general, supervise and control all the business and affairs of the Association and sign with the Secretary, or any other proper officer of the Association authorized by the board of directors, any deeds, mortgages, bonds, contracts or other instruments which the board of directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the board of directors or by these Bylaws to some other officer or agent of the Association, or shall be required by law to be otherwise signed or executed.

F. Secretary. The Secretary shall:

- (i) Keep the minutes of the meetings of units owners and the board of directors in one or more books provided for that purpose;

(ii) See that all notices are duly given in accordance with the provisions of these Bylaws, or as required by law;

(iii) Be custodian of the Association records; and

(iv) In general, perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the Chairman or the board of directors.

G. Treasurer. The Treasurer shall:

(i) Have charge and custody of and be responsible for all funds of the Association;

(ii) Receive and give receipts for monies due and payable to the Association from any source whatsoever;

(iii) Deposit all monies in the name of the Association in such banks, trust companies or other depositories as shall be selected by the board of directors; and

(iv) In general, perform all the duties incident to the office of the Treasurer and such other duties as from time to time may be assigned to him by the Chairman or the board of directors.

8. FIDELITY BONDS. The Association, through the board of directors, shall require that all officers, directors, employees and agents of the Association handling or responsible for its funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be common expenses.

9. RECORDS AND AUDIT. The Association shall keep financial records sufficient for proper recording purposes. The board of directors may appoint a certified public accountant or certified public accounting firm as auditor, who shall not be an officer of the Association or own any interest in any unit, to audit the books and financial records of the Association. Within 90 days after the end of each fiscal year, the board of directors shall distribute to each unit owner a copy of the annual financial statement consisting of a balance sheet and income and expense statement for the preceding fiscal year. The Association shall make available to the unit owners and lenders, and to holders, insurers or guarantors of any first mortgage, for their inspection, upon request, during normal business hours or under other reasonable circumstances, current copies of the Declaration, Bylaws, and other rules concerning the Property and

the books, records and financial statements of the Association. The Association of Unit Owners shall retain the documents, information and records delivered to the Association by the Declarant at the turnover meeting. Said documents, information and records and all other records of the Association of Unit Owners shall be reasonably available for examination by a Unit Owner and any mortgagee of a unit upon written request.

10. CONTRACTS. The board of directors may authorize any officer or director, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association; and such authority may be general or confined to specific instances. The board shall have the right to make additions, alterations, or improvements to the common elements and to pay for the same out of the reserve funds established by the board, or to specifically assess the several units therefor as a common expense.

11. LOANS. No loan shall be contracted on behalf of the Association, and no evidence of indebtedness shall be issued in its name unless authorized by a resolution of the board of directors and approved by the affirmative vote of the owners of 75 percent of the voting rights. Such authority may be general or confined to specific instances.

12. CHECKS, DRAFTS AND VOUCHERS. All checks, drafts, vouchers and other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents, of the Association and in such manner as shall from time to time be determined by the resolution of the board of directors.

13. DEPOSITS. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, savings and loan associations or other depositories as the board of directors may select. All reserves to cover the cost of capital expenditures shall be kept in a separate bank account and shall not be commingled with the general operating funds of the Association.

14. COMMON EXPENSES. The owner of each unit shall be liable for and pay a share of the common expenses in proportion to his interest in the common elements. Common expenses shall include the cost of all utilities, except for the cost of utilities which are billed by the provider of the utility services directly to the individual owners, assessments, insurance, including fire and other casualty and liability insurance, cost of repair, reinstatement, rebuilding, or replacement of the premises,

including the dividing walls between adjoining outdoor decks, yard, janitorial, and other similar services, wages, accounting and legal fees, management fees, and other necessary expenses of upkeep, maintenance, management, and operation actually incurred on or for the common elements. Common expenses shall also include such amounts as the board of directors may deem proper to make up any deficit in the common expenses of any prior year. The Declarant has established a reserve account for the periodic maintenance, repair, and replacement of certain common elements, which will normally require replacement in more than three and less than 30 years pursuant to the Oregon Condominium Act. Such reserve account shall be maintained out of regular assessments for common expenses and shall be used only for replacement of common elements and shall be kept separate from assessments for routine maintenance. Following the second year after the turnover meeting referred to in subsection 5A, future assessments for the reserve account may be reduced, eliminated or increased by an affirmative vote of not less than 75 percent of all voting rights. In the event that a stage or stages are submitted to the provisions hereof during the Association of Unit Owners fiscal year, the common expenses shall be adjusted on the basis of the period of time that the owners of units in such additional stage or stages shall be members of the Association of Unit Owners.

15. COLLECTION OF UNIT OWNERS' SHARES OF COMMON EXPENSES.

A. Statements. Unit owners' shares of common expenses shall be collected either annually or monthly, in advance, by the Treasurer of the Association. Each unit owner shall be entitled to receive from the Treasurer at the time of payment of common expenses an itemized statement of common expenses. Such itemized statement shall be prepared in such manner as the board of directors shall determine.

B. Late Charges. The board of directors may impose a late charge not to exceed five percent of the amount of any statement which is not paid within 15 days after it is rendered. The imposition of a late charge shall be without prejudice to any other remedy available to the Association.

C. Liens. The Association shall have a lien as provided in Section 19 of the Declaration. If the Association records a lien notice, the unit owner shall be liable for the cost of preparation and recording of the notice.

16. INSURANCE. The Association, through the board of directors, shall obtain and maintain at all times and shall pay for out of common expense funds the following insurance covering both the common elements and individual units, including fixtures, equipment, and other property which would ordinarily be

required to be covered by a holder of a first mortgage:

(i) Property insurance including, but not limited to, fire, extended coverage, vandalism and malicious mischief, and

(ii) Insurance covering the legal liability of the Association, the unit owners individually and the manager, including but not limited to, the board of directors, the public and the unit owners and their invitees or tenants, incident to ownership, supervision, control or use of the Property. There may be excluded from the policy required under this subsection, coverage of a unit owner, other than coverage as a member of the Association or board of directors, for liability arising out of acts or omissions of that unit owner and liability incident to the ownership or use of the part of the Property as to which that unit owner has the exclusive use or occupancy. Liability insurance required under this subsection shall be issued on a comprehensive liability basis and shall provide a cross liability endorsement providing that the rights of a named insured under the policy shall not prejudice any action against another named insured.

The Association must, with regard to such insurance, observe the requirements appearing in Section 803.07P of the FNMA Home Mortgage Servicing Contract Supplement or the applicable provisions of any successor publication.

Notwithstanding any of the foregoing provisions and requirements relating to property or liability insurance, there may be named as an insured, on behalf of the Association, the Association's authorized representative, including any trustee with whom such Association may enter into any insurance trust agreement or any successor to such trustee (each of whom shall be referred to herein as the "Insurance Trustee"), who shall have exclusive authority to negotiate losses under any policy providing such property or liability insurance.

Each unit owner appoints any Insurance Trustee or substitute Insurance Trustee designated by the Association, as an attorney-in-fact for the purpose of purchasing and maintaining such insurance, including: the collection and appropriate disposition of the proceeds thereof; the negotiation of losses and execution of releases of liability; the execution of all documents; and the performance of all other acts necessary to accomplish such purpose. The Association or any insurance trustee shall receive, hold or otherwise properly dispose of any proceeds of insurance in trust for unit owners and their first mortgage holders, as their interests may appear.

17. INDEMNIFICATION OF DIRECTORS AND OFFICERS. Each director and officer of the Association now or hereafter in office, and any directors or officers, heirs, executors and administrators, shall be indemnified by the Association against all costs, expenses, amounts or liability therefor, including counsel fees, which are reasonably incurred by or imposed upon the director or officer in connection with or resulting from any action, suit, proceeding or claim to which the director or officer may be made a party, or in which the director or officer may be or become involved by reason of the director's or officer's acts or alleged acts of omission or commission as such director or officer, or subject to the provisions hereof, any settlement thereof, whether or not the director or officer continues to be such director or officer at the time of incurring such costs, expenses or amounts. Such indemnification shall not apply, however, with respect to any matter as to which such director or officer shall be finally adjudged in such action, suit or proceeding to have been individually guilty of willful misfeasance or malfeasance in the performance of duties as such director or officer. Further, the indemnification herein provided shall apply with respect to any settlement of any such suit, action, proceeding or claim, including reimbursement or any amounts paid and expenses reasonably incurred in settling any such suit, action, proceeding or claim when, in the judgment of the board of directors, a settlement or reimbursement appears to be in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of any and all other rights as to which any such director or officer may be entitled under any agreement, vote of unit owners or otherwise.

18. REPAIR AND MAINTENANCE OF UNITS. Every unit owner shall at all times keep the unit owner's unit in good order and repair and shall promptly perform all such work within the owner's unit, the omission of which would affect any common elements or other units, and shall be responsible for all loss and damage caused by his failure to do so.

All repairs of internal installations within each unit, such as water, light, gas, power, sewers, telephones, sanitation, doors, windows, lamps and all other fixtures and accessories belonging to such unit, including interior walls and partitions and the innerdecorated or finished surfaces of the perimeter walls, floors and ceilings of such unit, and the interior surfaces of any limited common element appurtenant to such unit, excluding the dividing walls between adjoining outdoor decks, shall be at the unit owner's expense.

Every unit owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common element or furniture, furnishings, and equipment thereof damaged or lost

through the fault of such unit owner or any person using the project under the owner and shall give prompt notice to the managing agent of any such damage, loss or other defect when discovered.

19. COLLECTION FROM TENANTS. All leases or rental agreements for units shall be in writing and specifically subject to the requirements of the Declaration and Bylaws. If the unit owner shall at any time rent or lease the owner's unit and shall default for a period of 30 days or more in the payment of the unit owner's proportionate share of common expenses and of taxes and assessments, or any installment thereof, the board may, at its option, so long as such default continues, demand and receive from any tenant of the unit owner occupying the unit the rent due or becoming due from such tenant to the unit owner, up to an amount sufficient to pay all sums due from the unit owner, including interest, if any, and any such payment of such rent to the board by the tenant shall be sufficient discharge of such tenant as between such tenant and the unit owner to the extent of the amount so paid. But any such demand or acceptance of rent from any tenant shall not be deemed to be a consent to or approval of any lease by the unit owner or a release or discharge of any of the obligations of the unit owner hereunder. In the event the board makes demand upon the tenant as aforesaid, the tenant shall not have the right to question the right of the board to make such demand, but shall be obligated to make said payments to the board, as demanded by the board, with the effect as aforesaid; provided, however, the board may not exercise this right if a receiver has been appointed to take charge of the premises pending a mortgage foreclosure or if a mortgagee is in possession pending a mortgage foreclosure.

20. COMPLIANCE.

A. Subordination. These Bylaws are subordinate and subject to the provisions of the Declaration and all amendments thereto and the Oregon Condominium Act; and in case of any conflict the latter shall control. All terms herein (except where clearly repugnant to the context) shall have the same meaning as in the Declaration or the Oregon Condominium Act.

B. Interpretation. In case any provision of these Bylaws shall be held invalid, such invalidity shall not render invalid any other provision hereof which can be given effect. Nothing in these Bylaws shall be deemed or construed to authorize the Association or board of directors to conduct or engage in any act or business for profit on behalf of any of or all the unit owners.

21. AMENDMENTS. Amendments to these Bylaws may be proposed by resolution of the board of directors or by a unit owner. Any proposed amendment shall be delivered in writing, either personally or by mail, to each unit owner entitled to vote not less than ten nor more than 50 days before the date of the meeting at which the proposed amendment will be voted upon or attached to any request for amendment. If mailed, such notice or request shall be deemed to be delivered when deposited in the United States mail addressed to the unit owner at the unit owner's last known address on the records of the Association, with postage thereon prepaid. No amendment of the Bylaws proposed in either of such ways shall be effective unless approved by a Majority of the Unit Owners, except for amendments relating to age restrictions, pet restrictions, limitations on the number of persons who may occupy units and limitations on the rental or leasing of units which shall require approval by 75% of the unit owners, either in writing or at a duly constituted meeting, and until a copy of the By-laws, as amended, or the amendment thereto, has been certified by the Chairman and Secretary of the Association, approved by the Real Estate Commissioner, if required by law, and recorded with the recording officer of Deschutes County, Oregon.

These Bylaws may not be amended to limit or diminish any special declarant right of Declarant without the consent of Declarant.

22. USE RESTRICTIONS. The units and the common elements are subject to certain use restrictions relating to permitted pets specified in the Declaration.

ADOPTION OF BYLAWS

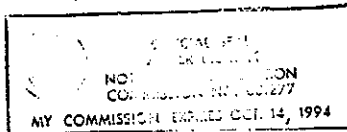
The undersigned hereby adopts the foregoing on behalf of the Association as the Bylaws of the Association of Unit Owners of Skywest Townhomes, a Condominium this 18 day of November, 1991.

GLENCO INVESTMENTS, INC.

By: Glenis Wolfe

STATE OF OREGON, County of Deschutes, ss:
Personally appeared the above-named Glenis Wolfe and stated that she is the President of Glenco Investments, Inc. and that she is authorized to execute the foregoing instrument on behalf of the corporation. Before me this 8 day of Nov., 1991.

Robert Lee Kunk
Notary Public for Oregon
My Commission Expires 12/14/94



250 - 2590

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:

91 NOV 26 PM 5:27

MARY SUE PENHOLLOW
COUNTY CLERK

BY. *Phed* DEPUTY
NO. 91-35201 FEE 230
DESCHUTES COUNTY OFFICIAL RECORDS