

SUPPLEMENTAL DECLARATION FOR

SKYEWEST TOWNHOMES, A CONDOMINIUM, STAGE B

WHEREAS, by Declaration dated November 18, 1991, (hereinafter referred to as the "Declaration"), GLENCO INVESTMENTS, INC. (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 Skyewest Townhomes, a Condominium;

WHEREAS Declarant desires to submit the property described in this Supplemental Declaration known as Skyewest Townhomes, a Condominium, Stage B, 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 Skyewest Townhomes, a Condominium, shall be known by the name Skyewest Townhomes, a Condominium, Stage B.

Section 3. Description of the Property.

This Supplemental 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 Skyewest Townhomes, a Condominium, Stage B, of the Plan of Development.

Section 4. General Description of the Units.

Skyewest Townhomes, a Condominium, Stage A, has been completed and consists of three Units as described in the Declaration. Skyewest Townhomes, a Condominium, Stage B, shall consist of four Units. The Units in Stage B shall be situated in one structure, which shall be a two-story wood frame structure with no basement. Each Unit shall include a gas fireplace and 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 Skyewest Townhomes, a Condominium, Stage B are indicated on Exhibit "B" attached hereto. The Units shall be bounded by the undecorated surface of the interior perimeter walls, floors and ceilings, exclusive of any common elements. All doors, door frames, windows, window frames, hot water heaters, furnaces, hot tubs on any decks and nonloadbearing walls within a Unit are part of the Unit.

Section 5. Common Elements.

a. The general common elements shall consist of all portions of the property not part of a Unit or a limited common element, including all the above-described land; all foundations, columns, girders, beams and supports; fireplace chimneys except for fireplace chimney flues; all stairs and corridors, except stairs within Units having more than one story; all exterior walls of the buildings in which the Units are situated and all walls and partitions separating Units from corridors, other Units or stairs, together with the dividing walls between adjoining outdoor decks; 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 Skyewest Townhomes, a Condominium, shall have an equal one-seventh (1/7) interest in the common elements. This interest may be modified as provided in Section 26 of the Declaration. Interests in common elements are to be allocated to Units on an equal basis. Such undivided interest in the common elements shall not be separated from the Unit to which it appertains and shall be conveyed or encumbered with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

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

Section 7. Incorporation by Reference.

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

IN WITNESS WHEREOF Declarant has executed this Supplemental Declaration this 10 day of April, 1992.

LENCO INVESTMENTS, INC.

By: Glenn Wolfe
Glenn Wolfe, Declarant

STATE OF OREGON, County of Deschutes, ss:

Personally appeared the above-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 10 day of April, 1992.

Donna Ogu
Notary Public for Oregon
My Commission Expires 5-28-94

Ascar B. Brattor
COUNTY ASSESSOR

DeX
COUNTY TAX OFFICER

The foregoing Declaration is approved pursuant to ORS 100.110 this 15th day of April, 1992.

MORELLA LARSEN
REAL ESTATE COMMISSIONER

By: Stan F. Mayfield

262 - 1594

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 SOUTHWEST CORNER OF THE PLAT OF "SKYEWEST TOWNHOMES, A CONDOMINIUM, STAGE A" FROM WHICH A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA" AS A REFERENCE CORNER BEARS NORTH 89° 02' 19" EAST A DISTANCE OF 3.00 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT OF "SKYEWEST TOWNHOMES, A CONDOMINIUM, STAGE A" NORTH 89° 02' 19" EAST A DISTANCE OF 128.44 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA 1678" MARKING THE SOUTHEAST CORNER OF SAID PLAT OF "SKYEWEST TOWNHOMES, A CONDOMINIUM, STAGE A; THENCE ALONG THE EASTERLY LINE OF A LOT LINE ADJUSTMENT FOR SAID LOTS 1 AND 2 AND LOT 3, BLOCK 3 OF SAID PLAT OF WESTPINE SOUTH 06° 26' 53" EAST A DISTANCE OF 104.93 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA"; THENCE SOUTH 89° 15' 26" WEST A DISTANCE OF 139.24 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA" ON THE EASTERLY RIGHT-OF-WAY LINE OF 17TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00° 32' 23" WEST A DISTANCE OF 103.93 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 TOWNHOMES, A CON

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

SURVEYOR'S CERTIFICATE:

I, PHILIP R. BALDNER, 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 B" 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 SOUTHWEST CORNER OF THE PLAT OF "SKYEWEST TOWNHOMES, A CONDOMINIUM, STAGE A" FROM WHICH A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA" AS A REFERENCE CORNER BEARS NORTH 89° 02' 19" EAST A DISTANCE OF 3.00 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT OF "SKYEWEST TOWNHOMES, A CONDOMINIUM, STAGE A" NORTH 89° 02' 19" EAST A DISTANCE OF 128.44 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA 1678" MARKING THE SOUTHEAST CORNER OF SAID PLAT OF "SKYEWEST TOWNHOMES, A CONDOMINIUM, STAGE A"; THENCE ALONG THE EASTERLY LINE OF A LOT LINE ADJUSTMENT FOR SAID LOTS 1 AND 2 AND LOT 3, BLOCK 3 OF SAID PLAT OF WESTPINE SOUTH 06° 26' 53" EAST A DISTANCE OF 104.93 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA"; THENCE SOUTH 89° 15' 26" WEST A DISTANCE OF 139.24 FEET TO A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HWA" ON THE EASTERLY RIGHT-OF-WAY LINE OF 17TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00° 32' 23" WEST A DISTANCE OF 103.93 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.

BY: PR Baldner
PHILIP R. BALDNER PLS 2489

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 B" 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 B" 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 100.625.

BY: Glenn L. Wolfe
GLENNIS L. WOLFE, PRESIDENT
GLENCO INVESTMENTS, INC.

DATE

PREPARED BY:

HWA SURVEYORS, ENGINEERS
& PLANNERS
HICKMAN, WILLIAMS & ASSOCIATES, INC.
20370 EMERY AVE., SUITE C-4, BEND, OREGON 97701
PHONE (503) 339-2321

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CONDOMINIUM, STAGE B

PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6,
CITY OF BEND, DESCHUTES COUNTY, OREGON

ACKNOWLEDGEMENT:

STATE OF OREGON

S.S.

COUNTY OF DESCHUTES

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 27 1992,
BY GLENNIS L. WOLFE, PRESIDENT OF GLENCO INVESTMENTS, INC. AN OREGON CORPORATION,
IN BEHALF OF THE CORPORATION.

Leslie R. Cheney

NOTARY PUBLIC FOR THE STATE OF OREGON

10/20/92

MY COMMISSION EXPIRES



OFFICIAL SEAL
LESLIE R. CHENEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 426248
MY COMMISSION EXPIRES JUNE 23, 1992

ASSESSOR'S CERTIFICATE:

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 Deane B. Bratton by Joan Rutledge, Deputy Assessor
DESCHUTES COUNTY ASSESSOR

3-1-92

DATE

APPROVALS:

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

Full Hard 3-10 1992
CITY OF BEND PLANNING DIRECTOR

Thomas J. Gellan 3-5 1992
CITY OF BEND ENGINEER

John C. Blunt 3-5 1992
CITY OF BEND SURVEYOR

Deane B. Bratton by Joan Rutledge, Deputy Assessor 3-9 1992
DESCHUTES COUNTY ASSESSOR

John Paulson, Deputy Marilyn L. Lane, Deputy 3-9 1992
DESCHUTES COUNTY TAX COLLECTOR

William 3-11 1992
DESCHUTES COUNTY COMMISSIONER

Henry Fox Schallenger 3-11 1992
DESCHUTES COUNTY COMMISSIONER

DESCHUTES COUNTY COMMISSIONER

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

WATER RIGHTS NOTE:

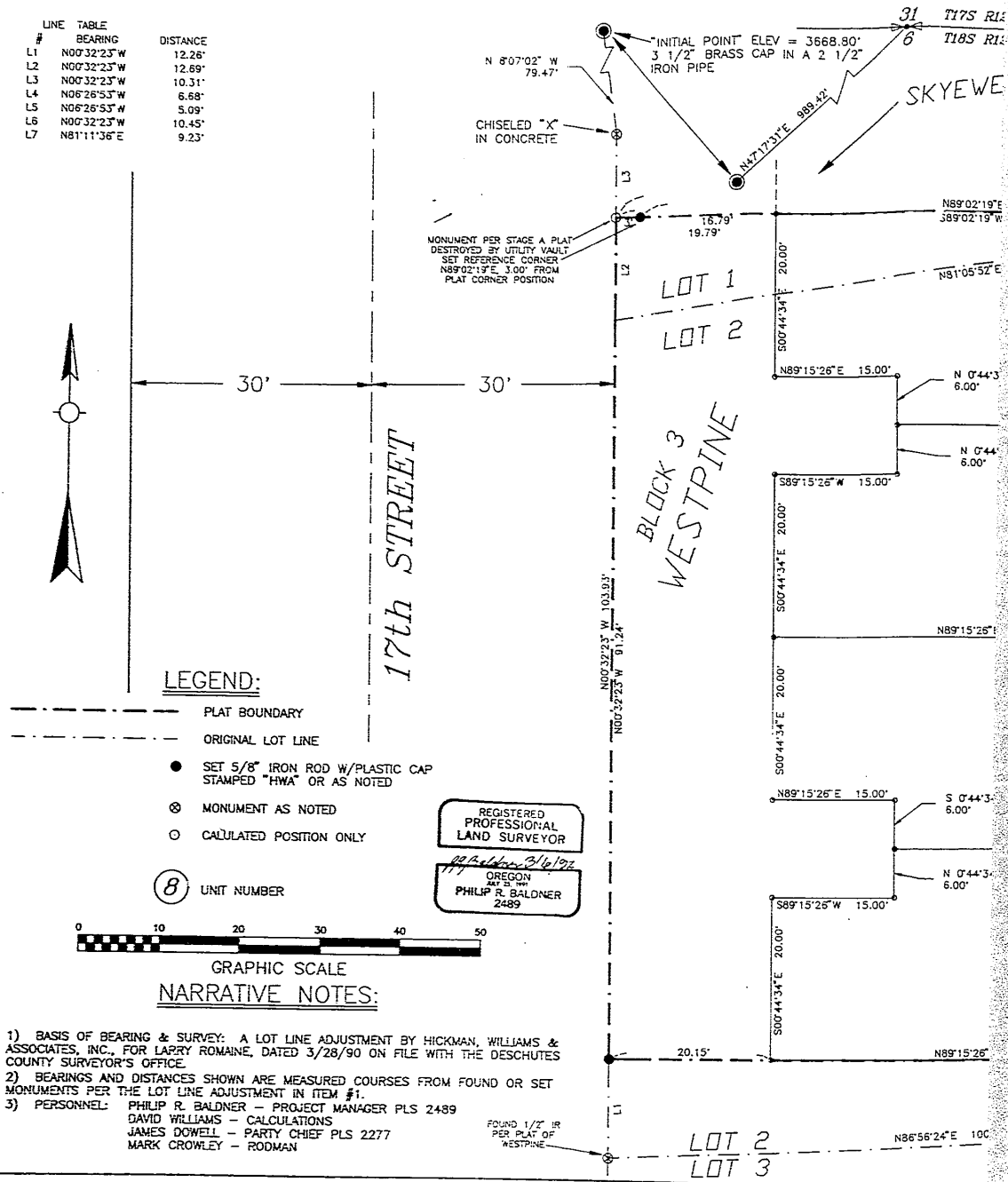
NO WATER RIGHTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.

Glenn L. Wolfe 2-27-92
GLENNIS L. WOLFE DATE

SKYEWEST TOWNHOMES, A COM

LOCATED IN: A PORTION OF LOTS 1 & 2, BLOCK 3, WESTPINE AND A PORT
TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CIT

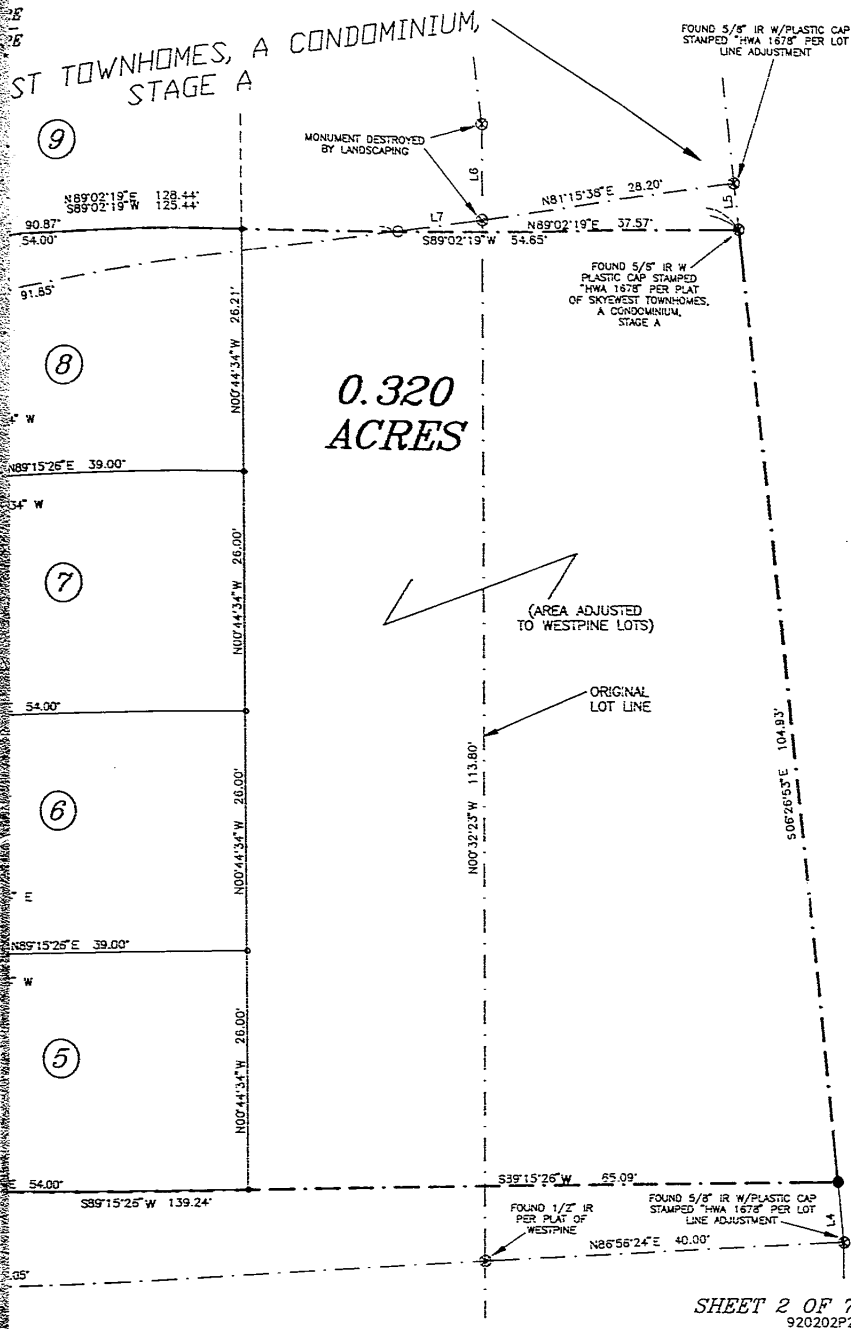
LINE #	TABLE BEARING	DISTANCE
L1	N00°32'23"W	12.26'
L2	N00°32'23"W	12.69'
L3	N00°32'23"W	10.31'
L4	N06°26'53"W	6.68'
L5	N06°26'53"W	5.09'
L6	N00°32'23"W	10.45'
L7	N81°11'36"E	9.23'



CONDOMINIUM, STAGE B

262 - 1598

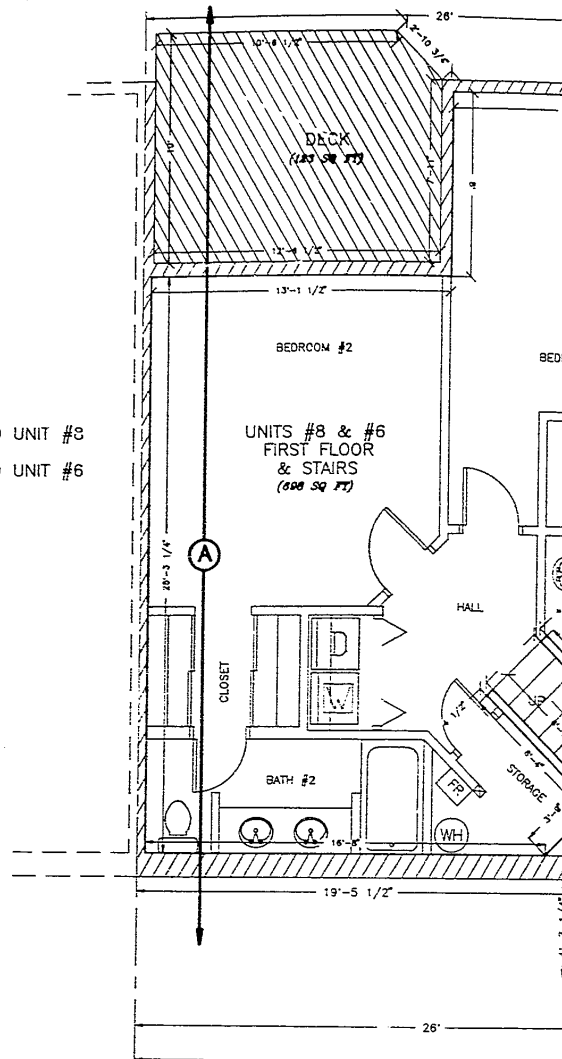
ION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6,
Y OF BEND, DESCHUTES COUNTY, OREGON



SKYEWEST TOWNHOMES, A CONDO

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

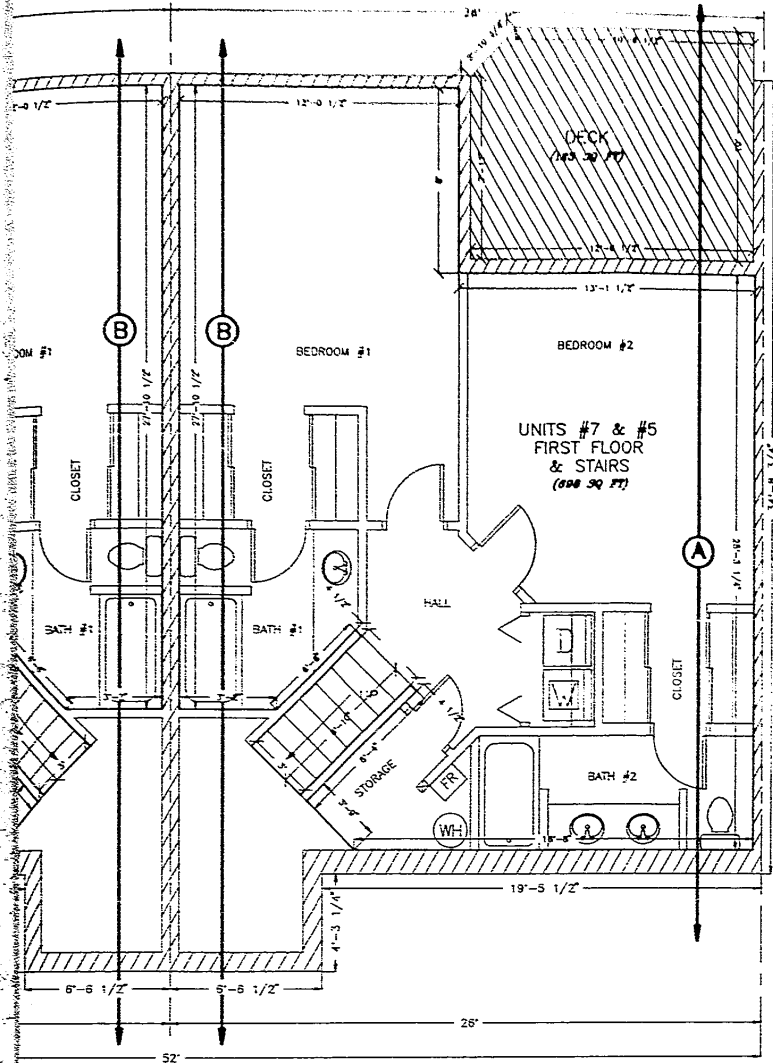
UNIT #9 ADJACENT TO UNIT #8
or
UNIT #7 ADJACENT TO UNIT #6

**LEGEND:**

- 6'-5" ——— DENOTES EXTERIOR DIMENSION
- 6'-5" ——— DENOTES INTERIOR DIMENSION
- /// DENOTES COMMON ELEMENT
- /// DENOTES LIMITED COMMON ELEMENT

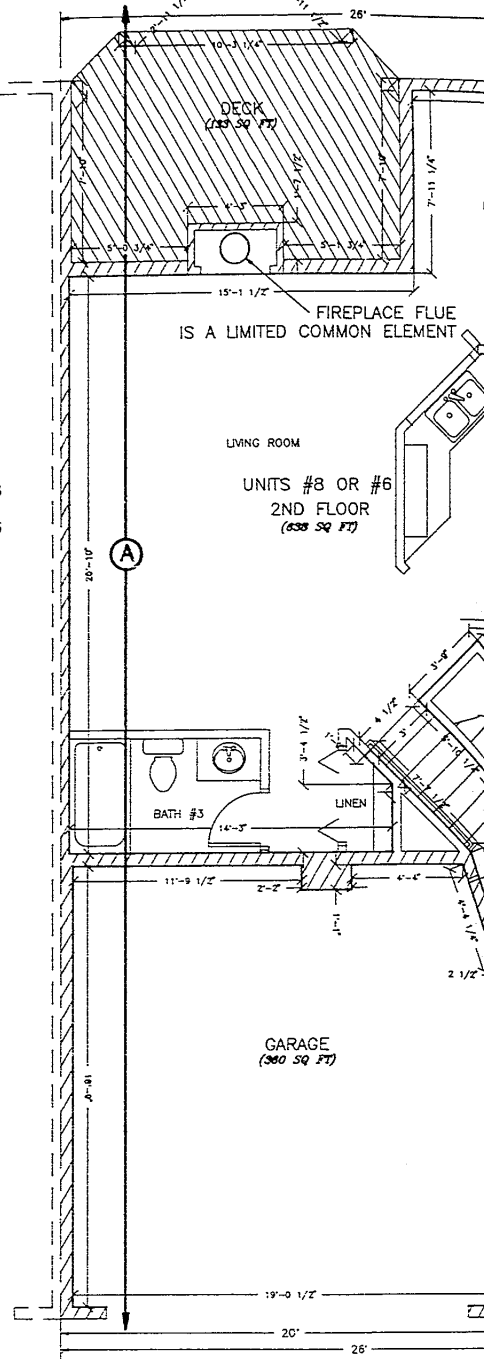
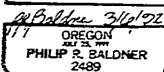
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Philip R. Saldner
OREGON
2022 JUL 19
PHILIP R. SALDNER
2489

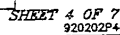
MINIMUM, STAGE BOF THE NE 1/4 OF THE NW 1/4 OF SECTION 6,
BEND, DESCHUTES COUNTY, OREGON**FIRST FLOOR PLAN**
1/4" = 1'-0"**GENERAL NOTES:**

- 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.

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



SECOND FLOOR PLAN 2 - 1602
1/4" = 1'-0"

$$1/4" = 1'-0"$$


262 - 1603

SKYEWEST TOWNHOMES, A CONDO

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

UNIT #9 ADJACENT TO UNIT #8
OR
UNIT #7 ADJACENT TO UNIT #6

FIREPLACE FLUE
IS A LIMITED COMMON ELEMENT

OPEN

UNIT #8 & #6
LOFT
(1905 SQ FT)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

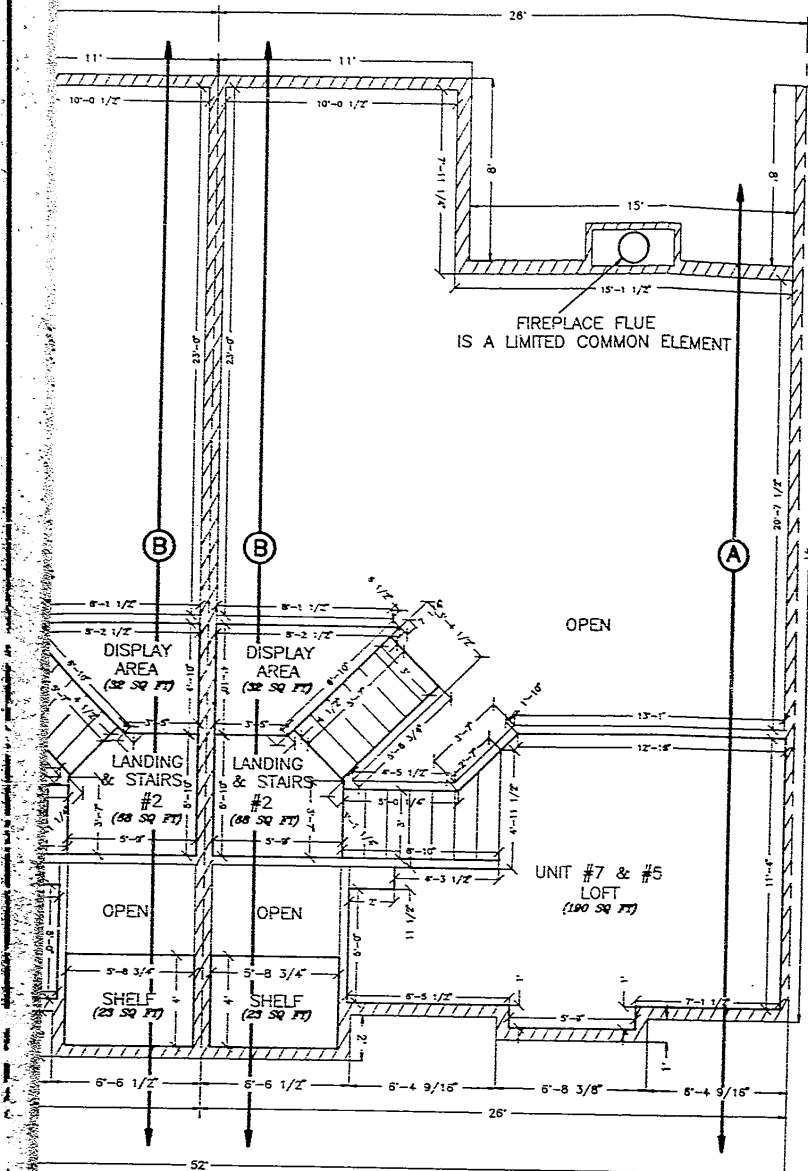
3/16/97
OREGON
PHILIP R. BALDNER
2489

LEGEND

5'-0" DENOTES E
5'-0" DENOTES W
DENOTES C
DENOTES U

MINIUM, STAGE B

OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8,
BEND, DESCHUTES COUNTY, OREGON

THIRD FLOOR PLAN
1/4" = 1'-0"

D:

EXTERIOR DIMENSION
INTERIOR DIMENSION
COMMON ELEMENT
LIMITED COMMON ELEMENT

GENERAL NOTES:

- 1) CENTERLINE OF ADJACENT UNITS IS THE MIDDLE OF THE RAFTER 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.

262 - 1605

SKYEWEST TOWNHOMES, A CONDOLOCATED IN: A PORTION OF LOTS 1 & 2, BLOCK 3, WESTPINE AND A PORTION OF
TOWNSHIP 18 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OFFRONT VIEW
OF DORMER**ELEVATION TABLES**

EL. POINT	UNITS 5 & 6	UNITS 7 & 8
A	3675.85	3672.20
B	3679.85	3678.20
C	3684.74	3681.09
D	3688.75	3685.10
E	3692.98	3689.33
F	3693.70	3690.05
G	3696.24	3692.59
H	3701.53	3697.88
I	3704.39	3700.74
J	3705.47	3701.82

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

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

5:12

LOFT

4:12

GARAGE

2" SLOPE

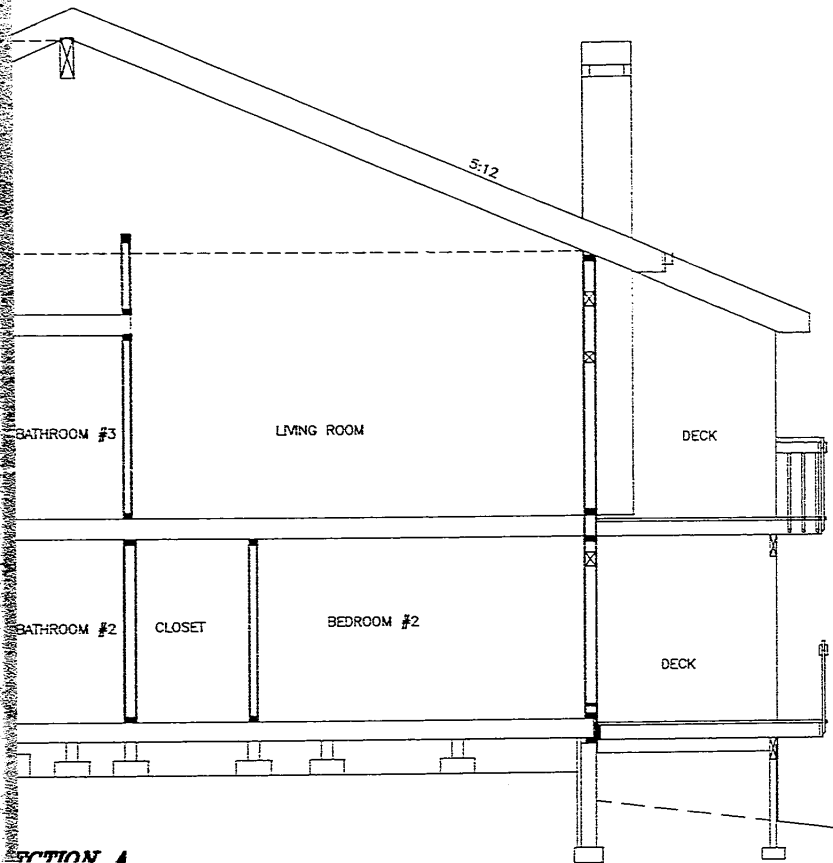
NOTE:
ELEVATIONS SHOWN ARE BASED UPON ELEVATION 3668.80"
AS ESTABLISHED AT THE 3 1/2" BRASS CAP IN A 2 1/2" I.D.
IRON PIPE FOR THE INITIAL POINT.REGISTERED
PROFESSIONAL
LAND SURVEYORPHILIP R. BALDNER
OREGON
JUL 25, 1991
2489S
1/4

MINIUM, STAGE B

OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6,
BEND, DESCHUTES COUNTY, OREGON

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

262 - 1606

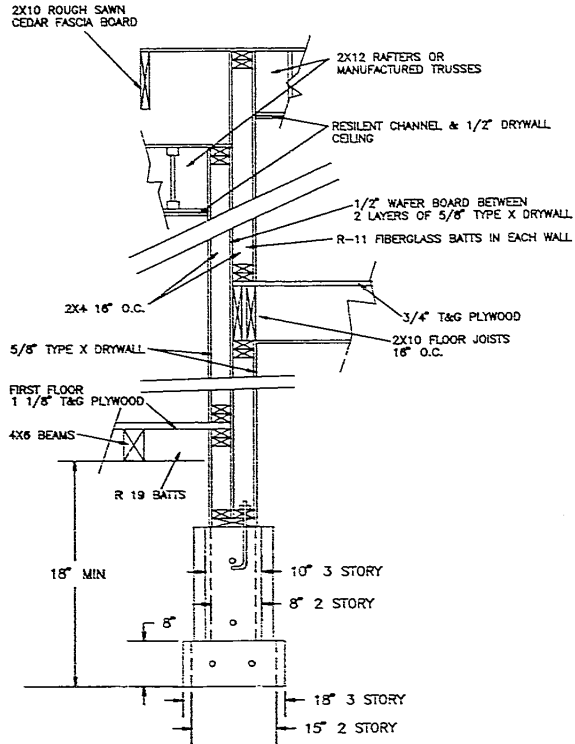


SECTION A
1" = 1'-0"

SHEET 6 OF 7
920202P6

SKYEWEST TOWNHOMES, A CONDO

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



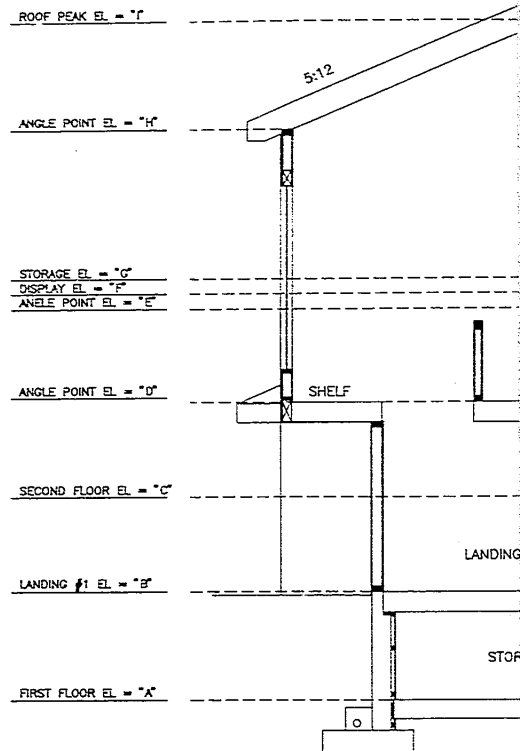
TYPICAL PARTY WALL
1/4" = 1'-0"

ELEVATION TABLES

EL. POINT	UNITS 5 & 6	UNITS 7 & 8
A	3675.85	3672.20
B	3680.57	3676.92
C	3684.74	3681.09
D	3688.99	3685.24
E	3692.93	3689.28
F	3693.22	3689.57
G	3693.70	3690.05
H	3700.93	3697.28
I	3705.47	3701.82

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PHILIP R. BALDNER
2489



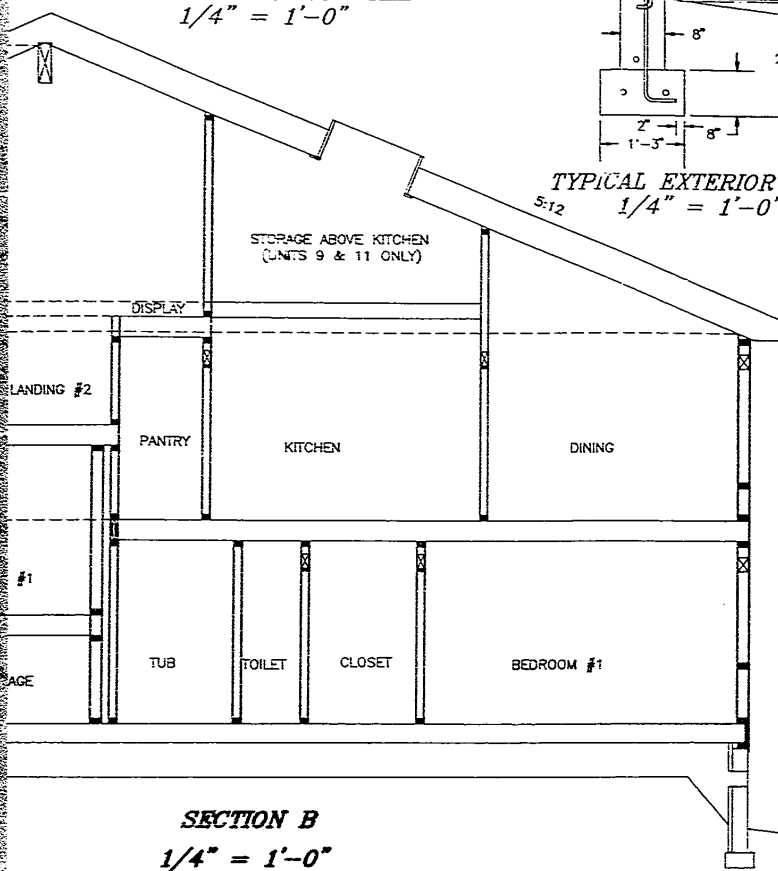
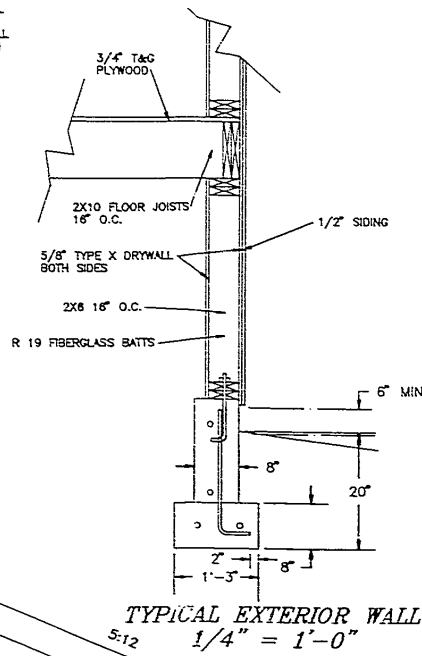
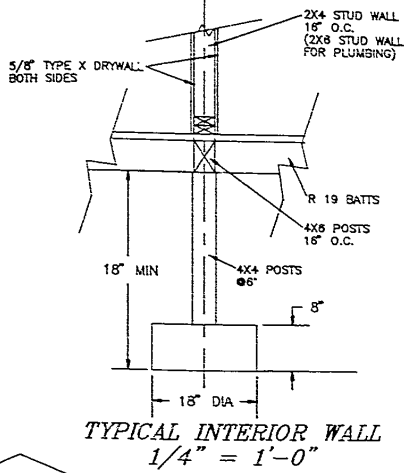
NOTE:
ELEVATIONS SHOWN ARE BASED UPON ELEVATION 3688.80"
AS ESTABLISHED AT THE 3 1/2" BRASS CAP IN A 2 1/2" I.D.
IRON PIPE FOR THE INITIAL POINT.

MINIUM, STAGE B

THE NE 1/4 OF THE NW 1/4 OF SECTION 8,
BEND, DESCHUTES COUNTY, OREGON

SECTION VIEW--B TYPICAL WALL & FLOOR SECTIONS

262 - 1608



262 - 1609

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:

92 APR 16 PM 3:48

MARY SUE PENHOLLOW
COUNTY CLERK

✓ KEY TITLE CO.
ATTN LINDA

BY: B.D. Brink DEPUTY
NO. 92-12057 FEE 95
DESCHUTES COUNTY OFFICIAL RECORDS