

97-35480

463 • 2303

After Recording Return To:
J. David Bennett, P.C.
3500 Wells Fargo Tower
1300 SW Fifth Avenue, Ste. 3500
Portland, Oregon 97201

**AMENDMENT TO CONSOLIDATED PLAN
OF
SUNRIVER**

The undersigned members of the Board of Directors of Sunriver Owners Association hereby certify under penalty of perjury that these amendments to the Consolidated Plan set forth herein were duly adopted with the written consent of not less than sixty percent (60%) of the votes cast by written ballot directed to all owners.

Section 7.05 is hereby amended in its entirety as follows:

Section 7.05 Default in Payment of Maintenance Assessments, Special Assessments, Charges and Fines. Each maintenance assessment, special assessment, fine, or charge levied or imposed pursuant to the Consolidated Plan of Sunriver or any Sunriver Declaration, together with interest thereon at a rate set by the Administrator from the date the assessment, fine or charge became due until the date of payment, shall be a separate, distinct and personal debt and obligation of the owner or resident of Sunriver against whom the maintenance assessment, special assessment, fine or charge is levied or imposed or from whom the amount is due. If an owner fails to pay any such assessment, charge or fine or any installment thereof when due, the owner shall be in default and shall be subject to a late payment charge in an amount to be set by the Administrator. The Administrator shall be entitled to collect from any defaulting owner, all attorneys' fees and costs incurred by the Administrator in attempting to collect the delinquent balance due, whether or not suit or action is initiated. The amount of the delinquent assessments, charge or fine, together with interest, costs and attorneys' fees (whether or not suit or action is initiated) shall become a lien upon the unit or units owned by the person from whom the assessment, charge or fine is due, upon the filing of a notice of lien by the Administrator of Sunriver or its designee in the deed records of Deschutes County, Oregon, which notice shall set forth the amount due, a description of the property against which the lien is imposed and the provisions under which the lien is claimed. Any such lien shall not take effect until notice thereof has been so filed. Accordingly, such lien shall be subordinate to the lien of any mortgage upon the property which is accepted in good faith and for value and which was recorded prior to the filing of the notice of lien. Any proceeding to foreclose any such lien shall be brought by the Administrator at any time within six years following the date of such filing and foreclosure shall occur in a manner provided for foreclosure of a mortgage under the laws of the State of Oregon. Once a notice of lien is filed, it shall secure all future unpaid assessments and other charges by the Association against such property or its owner until all amounts secured by the lien have been fully paid.

An action to recover a money judgment for unpaid maintenance assessments, special assessments, fines, charges, late fees, interest or attorneys' fees may be maintained without foreclosing or waiving the lien securing the claim therefor. A money judgment once obtained shall not merge into the lien, however, recovery on the action operates to satisfy the lien, or portion thereof, for which recovery is made. In the event that the Administrator shall bring any suit or action to foreclose the lien as provided herein, or to collect any money due it without waiving or foreclosing the lien, the Administrator shall be entitled to its attorneys' fees and costs as provided in Section 11.03.

Section 9.05 has been added as follows:

9.05 Board of Directors Act as Administrator. The Board of Directors of the Owners Association shall be the Administrator and shall perform all the duties, have the responsibilities and possess the authority to carry out the business affairs of the Owners Association and the provisions in the Consolidated Plan, not otherwise reserved in or assigned to the owners.

SUNRIVER OWNERS ASSOCIATION

By: Thomas C. Gurn

By: Charles J. Baly

By: Leland Smith

By: Jean Richardson

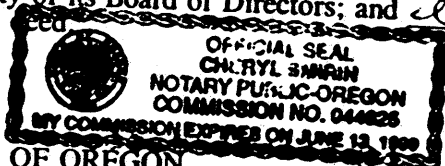
By: Gai Mitchell

(ACKNOWLEDGEMENTS ON FOLLOWING PAGES)

STATE OF OREGON

County of Deschutes } ss.Sept. 12, 1997

Personally appeared before me the above-named Thomas C. Gunn, who, being duly sworn, did say that he is a member of the Board of Directors of Sunriver Owners Association, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

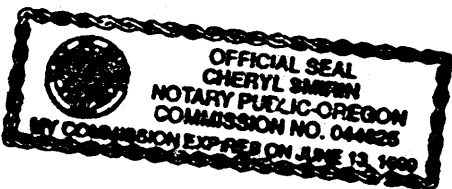


Cheryl Samrin
Notary Public for Oregon

STATE OF OREGON

County of Deschutes } ss.Sept. 12, 1997

Personally appeared before me the above-named Charles S. Bailey, who, being duly sworn, did say that he is a member of the Board of Directors of Sunriver Owners Association, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

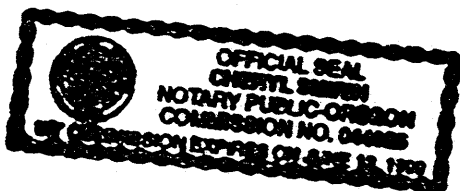


Cheryl Samrin
Notary Public for Oregon

STATE OF OREGON

County of Deschutes } ss.Sept. 12, 1997

Personally appeared before me the above-named Leland F. Smith, who, being duly sworn, did say that he is a member of the Board of Directors of Sunriver Owners Association, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.



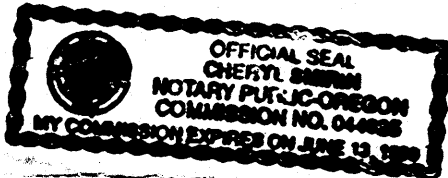
Cheryl Samrin
Notary Public for Oregon

(ACKNOWLEDGEMENTS CONTINUED ON FOLLOWING PAGE)

STATE OF OREGON

County of Deschutes) ss.Sept. 12, 1997

Personally appeared before me the above-named Richardson, who, being duly sworn, did say that he is a member of the Board of Directors of Sunriver Owners Association, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and el acknowledged said instrument to be its voluntary act and deed.

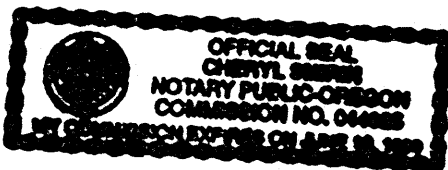


Cheryl Amarin
Notary Public for Oregon

STATE OF OREGON

County of Deschutes) ss.Sept. 12, 1997

Personally appeared before me the above-named Mitchell, who, being duly sworn, did say that he is a member of the Board of Directors of Sunriver Owners Association, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and el acknowledged said instrument to be its voluntary act and deed.



Cheryl Amarin
Notary Public for Oregon

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:

9/ SEP 29 AM 9:40

MARY SUE PENHOLLOW
COUNTY CLERK

DEPUTY

97-35480

FEE

DEPUTY
DESCHUTES COUNTY OFFICIAL RECORDS