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RECORDED BY
WESTERN TITLE & ESCROW CO.

DECLARATIONS, RESTRICTIONS, PROTECTIVE
COVENANTS AND CONDITIONS
SUNSET VIEW ESTATES PHASE II

By instrument dated April 27, 1990, and recorded May 1, 1990, in Book 207 at Page 2682, Official Records of Deschutes County, Oregon, WILLIAM BUNDY, established the Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates.

The Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates contemplated that developer would, at any time during the term of the Declaration, add all or a portion of any land now or hereafter owned by Declarant to the Property which was covered by said Declaration.

Declarant now wishes to subject the area known as Sunset View Estates, Phase II to the Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates, to annex such Property to Sunset View Estates and to make provisions for the conditions upon which such Property may be used.

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

SECTION 1. DEFINITIONS

1.1 INCORPORATION BY REFERENCE: Each of the terms defined in Article 1 of the Declarations for Sunset View Estates shall have the meanings set forth in such Article 1.

1.2 The "Property" shall mean Sunset View Estates, Phase II, as described in Exhibit "A" attached hereto.

1.3 Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates shall mean that certain

1 - Supplemental Declaration (RSL:BUNDY.003)

document entitled "Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates" dated April 27, 1990, recorded May 1, 1990, in Book 207, Page 2682, Official Records of Deschutes County, Oregon.

1.4 "Sunset View Estates, Phase II", shall mean the area described on Exhibit "A" attached hereto.

SECTION 2. SUBJECTION OF SUNSET VIEW ESTATES, PHASE II, TO THE DECLARATIONS, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR SUNSET VIEW ESTATES

2.1 ANNEXATION: Declarant hereby declares that Sunset View Estates, Phase II, shall be part of that certain residential community known as Sunset View Estates as referred to the Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates.

2.2 DECLARATION OF RESTRICTIONS: The covenants and conditions set forth in Articles I through X, inclusive, of the Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates shall be applicable within the Property except as may be restricted in this instrument. The Property shall be held, conveyed, hypothecated, encumbered, used, occupied and improved only in accordance with the provisions made in this instrument and the Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates.

2.3 HORSES/LLAMAS. No owner within Sunset View Estates Phase II shall be allowed to use their Lot to keep or maintain horses or llamas. No other animals or livestock, except domesticated household pets, shall be permitted.

2.4 PETS: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the Properties, except dogs, cats, or other normal household pets may be kept in residences subject to rules and regulations adopted by the Association through its Board of Directors, provided that such pets are not

2 - Supplemental Declaration (RSL:BUNDY.003)

kept, bred, or maintained for any commercial purpose. The Board shall have the absolute power to prohibit a pet from being kept on the Properties, including inside residences constructed thereon.

SECTION 3. MISCELLANEOUS

3.1 AMENDMENT AND REPEAL: Any provision of this Declaration at any time may be amended or repealed. The provision may be added by any of the methods provided in the Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates.

3.2 DURATION: The covenants and provisions contained herein shall continue to remain in full force and effect in accordance with Article X of the Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates.

3.3 ATTORNEY FEES: In the event any party shall bring any suit or action to enforce this Declaration, or to collect any money due hereunder or to foreclose a lien, the party not prevailing shall pay to the prevailing party all costs and expenses incurred by it in connection with such suit or action, such amount as the court may determine to be reasonable as attorneys' fees at trial and upon any appeal or petition for review thereof or other proceedings, including any bankruptcy or arbitration proceeding.

SECTION 4. GOLF COURSE.

4.1 GOLF COURSE: Sunset View Estates, Phase II, and subsequent phases of Sunset View Estates are constructed around a public golf course. No owner within Sunset View Estates shall have any rights or privileges to use the public golf course, except as may be extended by membership privileges granted to such owners. The golf course is not part of Sunset View Estates, is not intended to be part of Sunset View Estates, but does have certain easements in favor of the golf course to permit

3 - Supplemental Declaration (RSL:BUNDY.003)

the continued operation and maintenance of the golf course in harmony with Sunset View Estates.

4.2 GOLF COURSE EASEMENT: The Declarant hereby reserves an easement for himself, his heirs, successors and assigns, including the owner and operator of the golf course adjacent to all lots within Sunset View Estates, an easement 25 feet wide along all property lines that are adjacent to and front the golf course. The easement is for the purpose of the operation and maintain of the golf course, which includes the right of the owner and operator of the golf course to enter the easement, provided that the entry is limited to golf course purposes. This easement does not give the right to the golf course owner and operator to landscape the area. No structure of any kind shall be permitted within the golf course easement.

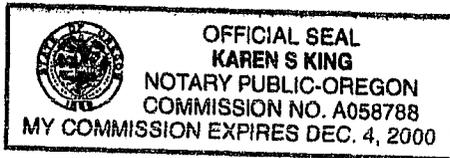
IN WITNESS WHEREOF, WILLIAM BUNDY has executed this Declaration this 29th day of April, 1998.

William Bundy
WILLIAM BUNDY, Declarant

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 29th day of April, 1998, by William Bundy.

Karen S King
Notary Public for Oregon
My Commission Expires: 12-04-2000



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:
98 APR 30 AM 11:22
MARY SUE PENHOLLOW
COUNTY CLERK

4 - Supplemental Declaration (RSL:BU

BY: D. Aquilar DEPUTY
NO. 98-17857 FEE 20
DESCHUTES COUNTY OFFICIAL RECORDS