

*WPU / After Recording Return to :
Sunset View Estates Homeowners Assoc.
60560 Sunset View Dr.
Beav, OR 97002*

**SUPPLEMENTAL DECLARATIONS, RESTRICTIONS,
PROTECTIVE COVENANTS AND CONDITIONS
SUNSET VIEW ESTATES PHASE III**

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 III 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 III, as described in Exhibit "A" attached hereto.
- 1.3 Declarations, Restrictions, Protective Covenants and Conditions for Sunset View Estates shall mean that certain 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 III", shall mean the area described on Exhibit "A" attached hereto.

**DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK**

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


- 2.1 **ANNEXATION:** Declarant hereby declares that Sunset View Estates, Phase III, 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 III shall be allowed to use their Lot to keep or maintain horse or llamas. No other animals or livestock, except domesticated household pets, shall be permitted, *with the exception of Lot 67 which will full under CCRs Phase I and II* *6/10/04*
- 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 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 Estate.
- 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

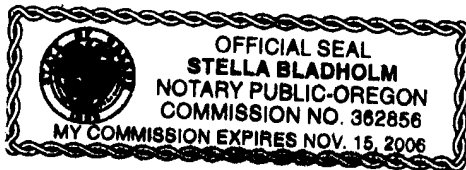
all costs and expenses incurred by it in connection with such suit or action, such amount as the court may determine to be reasonable as attorneys' fees at trial and upon any appeal or petition for review or other proceedings, including any bankruptcy or arbitration proceeding.

IN WITNESS WHEREOF, WILLIAM BUNDY has executed this Supplemental Declaration this 7 day of JAN, 2008 ~~04~~ ~~03~~


WILLIAM BUNDY, Declarant

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me t his 7th day of January, 2008, by William Bundy.
4th





Notary Public for Oregon
My Commission Expires: 11-15-06

EXHIBIT A

Sunset View Estates, Phase III A, B, and C, Deschutes, County, Oregon