



23015

Department of Commerce
REAL ESTATE DIVISION

VOL 249 PAGE 334

Subdivision Section

COMMERCE BUILDING, SALEM, OREGON 97310 PHONE (503) 378-8422

April 14, 1977

RE: TENNIS VILLAGE TOWNHOUSES STAGE II

Pursuant to ORS 91.535, subject Supplemental
Declaration of Unit Ownership is hereby approved.

CONDOMINIUM DECLARATION APPROVED
OREGON REAL ESTATE DIVISION

 Jm Strauss
 Signature
DATE: April 14, 1977

ANNEXATION

AND

SUPPLEMENTAL DECLARATION

TENNIS VILLAGE TOWNHOUSES

STAGE II

THIS SUPPLEMENTAL DECLARATION, pursuant to the provisions of ORS 91.505 to 91.675, is made and executed this 26 day of April, 1977, by DANARA CONSTRUCTION, INC., an Oregon corporation, hereafter called Declarant, pursuant to the provisions of the Unit Ownership Act of Oregon;

W I T N E S S E T H :

WHEREAS Declarant is the owner of certain real property described as Block 1, Meadow Village Addition, City of Sunriver, in the west half of Section 5, Township 20 S., Range 11 E. of the Willamette Meridian, in Deschutes County, Oregon; and

WHEREAS Declarant has constructed townhouse units upon that premises and is making certain other improvements thereon; and

WHEREAS Declarant intends, by filing this Supplemental Declaration, to submit and annex a portion of the above-described property, the townhouse buildings, units and other improvements thereon, together with all the appurtenances thereto, to the provisions of the Unit Ownership Act and to impose upon the property, buildings, units, improvements and appurtenances mutually beneficial restrictions under a general plan of improvement for the benefit of the townhouse units and the owners thereof; now, therefore,

DECLARANT HEREBY DECLARES AND PUBLISHES that a portion of the above-described property be, and hereby is, annexed and submitted to the provisions of the Unit Ownership Act, together with the buildings, units, improvements and appurtenances constructed thereon and that the buildings, units, improvements and appurtenances are to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to certain covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared to be a burden and a benefit to Declarant, its successors and assigns, and any person acquiring or owning an interest in the property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

1. Townhouse Description. Declarant is developing the property in multiple stages. Stage I has been constructed and declared. It consists of one townhouse building (4 townhouse units) and the common elements appurtenant thereto. This Supplemental Declaration pertains to 4 additional townhouse buildings (16 townhouse units). Declarant plans to construct 11 more residential townhouse buildings at which time the project will be completed and will then consist of 16 townhouse buildings, or 64 townhouse units.

2. Land Description. The real property subject to this Supplemental Declaration is a portion of the total fee owned by Declarant and is to be a part of the general common elements of the condominium project. The fee is held by Declarant pursuant to the terms of a warranty deed dated July 6, 1976, recorded in Volume 233, at Page 743, Deed Records of Deschutes County, Oregon. The portion subject to this Supplemental Declaration is described more particularly in Exhibit A attached hereto.

Declarant hereby expressly reserves an easement to itself and to the general public on the same conditions and for the same purposes as are set forth in Paragraph 2 of the Stage I Declaration.

3. Name. The name by which the project is known is Tennis Village Townhouses, and the name by which the property declared hereunder is known as Tennis Village Townhouses, Stage II.

4. Unit Description. The property declared hereunder is contained in 4 townhouse buildings consisting of 16 units. Ownership of a unit carries with it the unit's undivided interest in the general common areas. The fractional interest of each unit presently in the project, including the units hereby declared, is 1/20 (see the chart attached as Exhibit B). Drawings showing the floor plans and the designation and location of such units are attached as Exhibits C and D, respectively.

5. Common Elements. General common elements include the land described in Exhibit A; yards, gardens, parking areas, streets and outside storage spaces; foundations, columns, girders, beams, supports, roofs, stairs and decks; the exterior undecorated perimeter of walls, floors and ceilings; exterior installations of telephone, power, light, gas, hot and cold water, heating, refrigeration, air conditioning, waste disposal and incinerating and television cable.

Limited common elements include those interior unit partition walls which separate one unit from another within a building.

6. Incorporation by Reference. The Stage I Declaration executed on December 13, 1976, and recorded on that date in Vol. 242, beginning at Page 158, Deed Records of Deschutes County, Oregon is incorporated by this reference as if fully set forth.

IN WITNESS WHEREOF, Declarant has caused its corporate name to be subscribed by its property officers, on the day and year first above written.

DANARA CONSTRUCTION, INC.

Declarant

By


President

VERIFICATION

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STATE OF OREGON)
)
COUNTY OF Clatsop) SS.

Personally appeared DANIEL E. KEARNS, who being sworn, stated that he is the President of DANARA CONSTRUCTION, INC., and that the foregoing instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors.

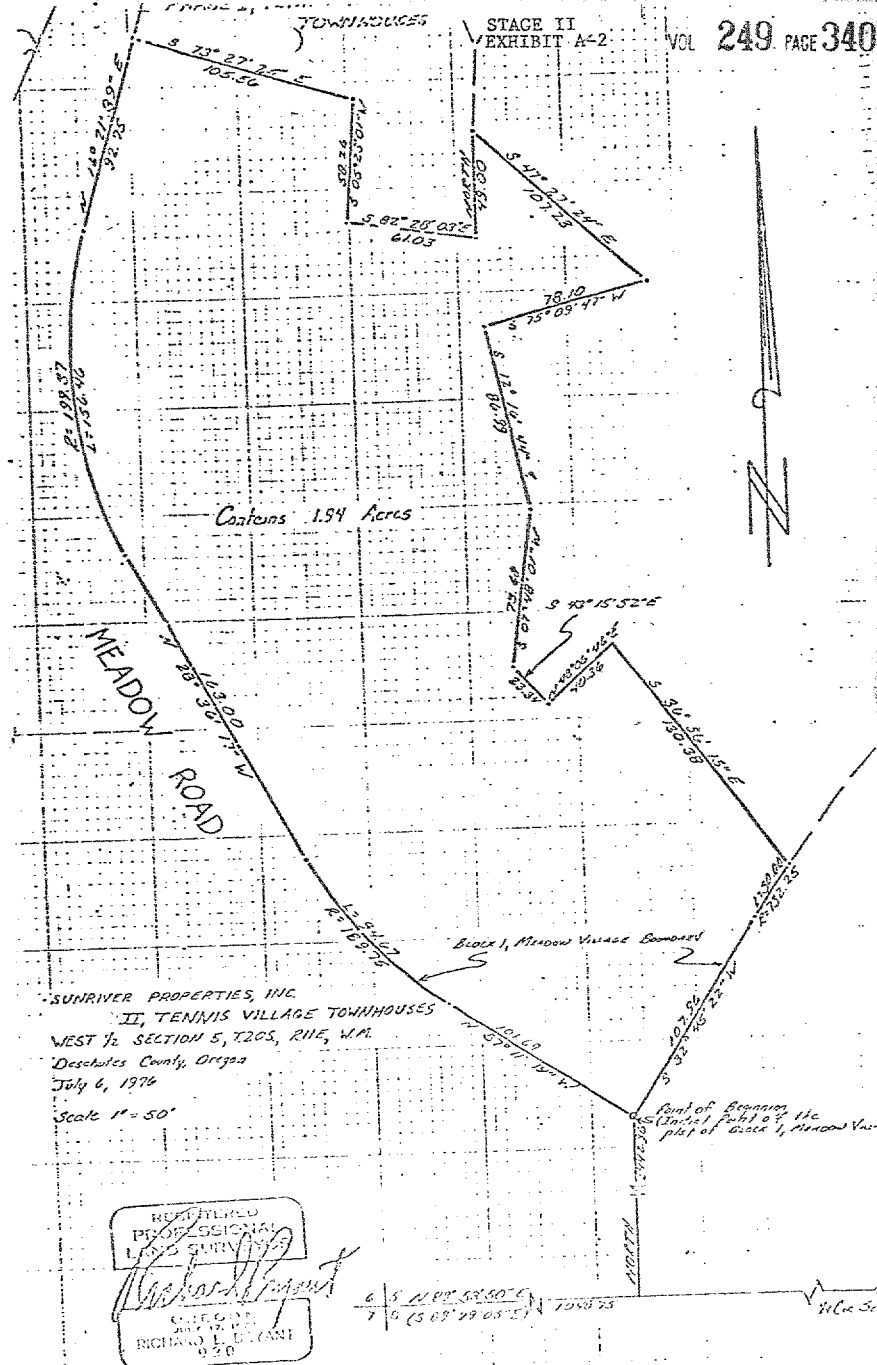
Subscribed and sworn to before me this 26th day of April, 1977.

Donna C. Dickinson
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5/3/78

A tract of land containing 1.94 acres, lying in the West $\frac{1}{2}$ of Section 5, T.20S., R.11E., W.M., Deschutes County, Oregon, described as follows; Commencing at the southwest corner of said Section 5, thence N $89^{\circ} 53' 50''$ E along the south line of said section a distance of 1048.75 feet and north 2442.96 feet from the southwest corner of said section to the initial point of the plat of Block 1, Meadow Village (Deschutes County plat number 189) and the point of beginning of this description:

thence N $57^{\circ} 11' 19''$ W along the westerly boundary of said plat of Block 1, Meadow Village 101.69 feet;
thence around a 189.75 foot radius curve right 94.67 feet (long chord bears N $42^{\circ} 53' 14''$ W 93.68 feet);
thence N $28^{\circ} 36' 17''$ W 163.00 feet;
thence around a 199.37 foot radius curve right 156.46 feet (long chord bears N $06^{\circ} 06' 53''$ W 152.48 feet);
thence N $16^{\circ} 21' 39''$ E 92.75 feet;
thence S $73^{\circ} 27' 25''$ E leaving said westerly boundary of the plat of Block 1, Meadow Village 105.56 feet;
thence S $05^{\circ} 25' 01''$ W 58.26 feet;
thence S $82^{\circ} 28' 03''$ E 61.03 feet;
thence NORTH 49.00 feet;
thence S $47^{\circ} 27' 24''$ E 107.23 feet;
thence S $75^{\circ} 09' 47''$ W 78.10 feet;
thence S $12^{\circ} 16' 44''$ E 86.99 feet;
thence S $07^{\circ} 48' 01''$ W 73.68 feet;
thence S $43^{\circ} 15' 52''$ E 23.34 feet;
thence N $48^{\circ} 06' 46''$ E 40.36 feet;
thence S $36^{\circ} 56' 15''$ E 130.38 feet to the boundary of Block 1, Meadow Village;
thence around a 732.25 foot radius curve left along the boundary of said plat 30.00 feet (long chord bears S $33^{\circ} 55' 48''$ W 30.00 feet);
thence S $32^{\circ} 45' 22''$ W 107.96 feet to the point of beginning.

TOWNHOUSES



Contains 1.94 Acres

MEADOW ROAD

SUNRIVER PROPERTIES, INC.
II, TENNIS VILLAGE TOWNHOUSES
WEST 1/2 SECTION 5, T20S, R1E, W1E
Deschutes County, Oregon
July 6, 1976

Scale 1" = 50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
RICHARD L. DUNCAN
920

6 S 11° 05' 53" E 100.75
7 S 69° 29' 05" E 100.75

NORTH

1100 S.

EXHIBIT B-1

FRACTIONAL INTEREST IN COMMON ELEMENTS

Stage II

<u>UNIT NO.</u>	<u>INTEREST IN COMMON ELEMENTS</u>	<u>UNIT NO.</u>	<u>INTEREST IN COMMON ELEMENTS</u>
1	One-twentieth (1/20)	11	One-twentieth (1/20)
2	One-twentieth (1/20)	12	One-twentieth (1/20)
3	One-twentieth (1/20)	13	One-twentieth (1/20)
4	One-twentieth (1/20)	14	One-twentieth (1/20)
5	One-twentieth (1/20)	15	One-twentieth (1/20)
6	One-twentieth (1/20)	16	One-twentieth (1/20)
7	One-twentieth (1/20)	17	One-twentieth (1/20)
8	One-twentieth (1/20)	18	One-twentieth (1/20)
9	One-twentieth (1/20)	19	One-twentieth (1/20)
10	One-twentieth (1/20)	20	One-twentieth (1/20)

EXHIBIT B-2
STAGE II

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UNIT NO.	INTEREST IN COMMON ELEMENTS	UNIT NO.	INTEREST IN COMMON ELEMENTS
1	One-twentieth (1/20)	11	One-twentieth (1/20)
2	One-twentieth (1/20)	12	One-twentieth (1/20)
3	One-twentieth (1/20)	13	One-twentieth (1/20)
4	One-twentieth (1/20)	14	One-twentieth (1/20)
5	One-twentieth (1/20)	15	One-twentieth (1/20)
6	One-twentieth (1/20)	16	One-twentieth (1/20)
7	One-twentieth (1/20)	17	One-twentieth (1/20)
8	One-twentieth (1/20)	18	One-twentieth (1/20)
9	One-twentieth (1/20)	19	One-twentieth (1/20)
10	One-twentieth (1/20)	20	One-twentieth (1/20)

EXHIBIT E
STAGE III

UNIT NO.	INTEREST IN COMMON ELEMENTS	UNIT NO.	INTEREST IN COMMON ELEMENTS
1	One-thirty-sixth (1/36)	19	One-thirty-sixth (1/36)
2	One-thirty-sixth (1/36)	20	One-thirty-sixth (1/36)
3	One-thirty-sixth (1/36)	21	One-thirty-sixth (1/36)
4	One-thirty-sixth (1/36)	22	One-thirty-sixth (1/36)
5	One-thirty-sixth (1/36)	23	One-thirty-sixth (1/36)
6	One-thirty-sixth (1/36)	24	One-thirty-sixth (1/36)
7	One-thirty-sixth (1/36)	25	One-thirty-sixth (1/36)
8	One-thirty-sixth (1/36)	26	One-thirty-sixth (1/36)
9	One-thirty-sixth (1/36)	27	One-thirty-sixth (1/36)
10	One-thirty-sixth (1/36)	28	One-thirty-sixth (1/36)
11	One-thirty-sixth (1/36)	29	One-thirty-sixth (1/36)
12	One-thirty-sixth (1/36)	30	One-thirty-sixth (1/36)
13	One-thirty-sixth (1/36)	31	One-thirty-sixth (1/36)
14	One-thirty-sixth (1/36)	32	One-thirty-sixth (1/36)
15	One-thirty-sixth (1/36)	33	One-thirty-sixth (1/36)
16	One-thirty-sixth (1/36)	34	One-thirty-sixth (1/36)
17	One-thirty-sixth (1/36)	35	One-thirty-sixth (1/36)
18	One-thirty-sixth (1/36)	36	One-thirty-sixth (1/36)

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REAL ESTATE DIV.
SALEM, OREGON

UNIT NO.	INTEREST IN COMMON ELEMENTS	UNIT NO.	INTEREST IN COMMON ELEMENTS
1	One-fifty-second (1/52)	27	One-fifty-second (1/52)
2	One-fifty-second (1/52)	28	One-fifty-second (1/52)
3	One-fifty-second (1/52)	29	One-fifty-second (1/52)
4	One-fifty-second (1/52)	30	One-fifty-second (1/52)
5	One-fifty-second (1/52)	31	One-fifty-second (1/52)
6	One-fifty-second (1/52)	32	One-fifty-second (1/52)
7	One-fifty-second (1/52)	33	One-fifty-second (1/52)
8	One-fifty-second (1/52)	34	One-fifty-second (1/52)
9	One-fifty-second (1/52)	35	One-fifty-second (1/52)
10	One-fifty-second (1/52)	36	One-fifty-second (1/52)
11	One-fifty-second (1/52)	37	One-fifty-second (1/52)
12	One-fifty-second (1/52)	38	One-fifty-second (1/52)
13	One-fifty-second (1/52)	39	One-fifty-second (1/52)
14	One-fifty-second (1/52)	40	One-fifty-second (1/52)
15	One-fifty-second (1/52)	41	One-fifty-second (1/52)
16	One-fifty-second (1/52)	42	One-fifty-second (1/52)
17	One-fifty-second (1/52)	43	One-fifty-second (1/52)
18	One-fifty-second (1/52)	44	One-fifty-second (1/52)
19	One-fifty-second (1/52)	45	One-fifty-second (1/52)
20	One-fifty-second (1/52)	46	One-fifty-second (1/52)
21	One-fifty-second (1/52)	47	One-fifty-second (1/52)
22	One-fifty-second (1/52)	48	One-fifty-second (1/52)
23	One-fifty-second (1/52)	49	One-fifty-second (1/52)
24	One-fifty-second (1/52)	50	One-fifty-second (1/52)
25	One-fifty-second (1/52)	51	One-fifty-second (1/52)
26	One-fifty-second (1/52)	52	One-fifty-second (1/52)

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SALEM, OREGON

UNIT NO.	INTEREST IN COMMON ELEMENTS	UNIT NO.	INTEREST IN COMMON ELEMENTS
1	One-sixty-fourth (1/64)	33	One-sixty-fourth (1/64)
2	One-sixty-fourth (1/64)	34	One-sixty-fourth (1/64)
3	One-sixty-fourth (1/64)	35	One-sixty-fourth (1/64)
4	One-sixty-fourth (1/64)	36	One-sixty-fourth (1/64)
5	One-sixty-fourth (1/64)	37	One-sixty-fourth (1/64)
6	One-sixty-fourth (1/64)	38	One-sixty-fourth (1/64)
7	One-sixty-fourth (1/64)	39	One-sixty-fourth (1/64)
8	One-sixty-fourth (1/64)	40	One-sixty-fourth (1/64)
9	One-sixty-fourth (1/64)	41	One-sixty-fourth (1/64)
10	One-sixty-fourth (1/64)	42	One-sixty-fourth (1/64)
11	One-sixty-fourth (1/64)	43	One-sixty-fourth (1/64)
12	One-sixty-fourth (1/64)	44	One-sixty-fourth (1/64)
13	One-sixty-fourth (1/64)	45	One-sixty-fourth (1/64)
14	One-sixty-fourth (1/64)	46	One-sixty-fourth (1/64)
15	One-sixty-fourth (1/64)	47	One-sixty-fourth (1/64)
16	One-sixty-fourth (1/64)	48	One-sixty-fourth (1/64)
17	One-sixty-fourth (1/64)	49	One-sixty-fourth (1/64)
18	One-sixty-fourth (1/64)	50	One-sixty-fourth (1/64)
19	One-sixty-fourth (1/64)	51	One-sixty-fourth (1/64)
20	One-sixty-fourth (1/64)	52	One-sixty-fourth (1/64)
21	One-sixty-fourth (1/64)	53	One-sixty-fourth (1/64)
22	One-sixty-fourth (1/64)	54	One-sixty-fourth (1/64)
23	One-sixty-fourth (1/64)	55	One-sixty-fourth (1/64)
24	One-sixty-fourth (1/64)	56	One-sixty-fourth (1/64)
25	One-sixty-fourth (1/64)	57	One-sixty-fourth (1/64)
26	One-sixty-fourth (1/64)	58	One-sixty-fourth (1/64)
27	One-sixty-fourth (1/64)	59	One-sixty-fourth (1/64)
28	One-sixty-fourth (1/64)	60	One-sixty-fourth (1/64)
29	One-sixty-fourth (1/64)	61	One-sixty-fourth (1/64)
30	One-sixty-fourth (1/64)	62	One-sixty-fourth (1/64)
31	One-sixty-fourth (1/64)	63	One-sixty-fourth (1/64)
32	One-sixty-fourth (1/64)	64	One-sixty-fourth (1/64)

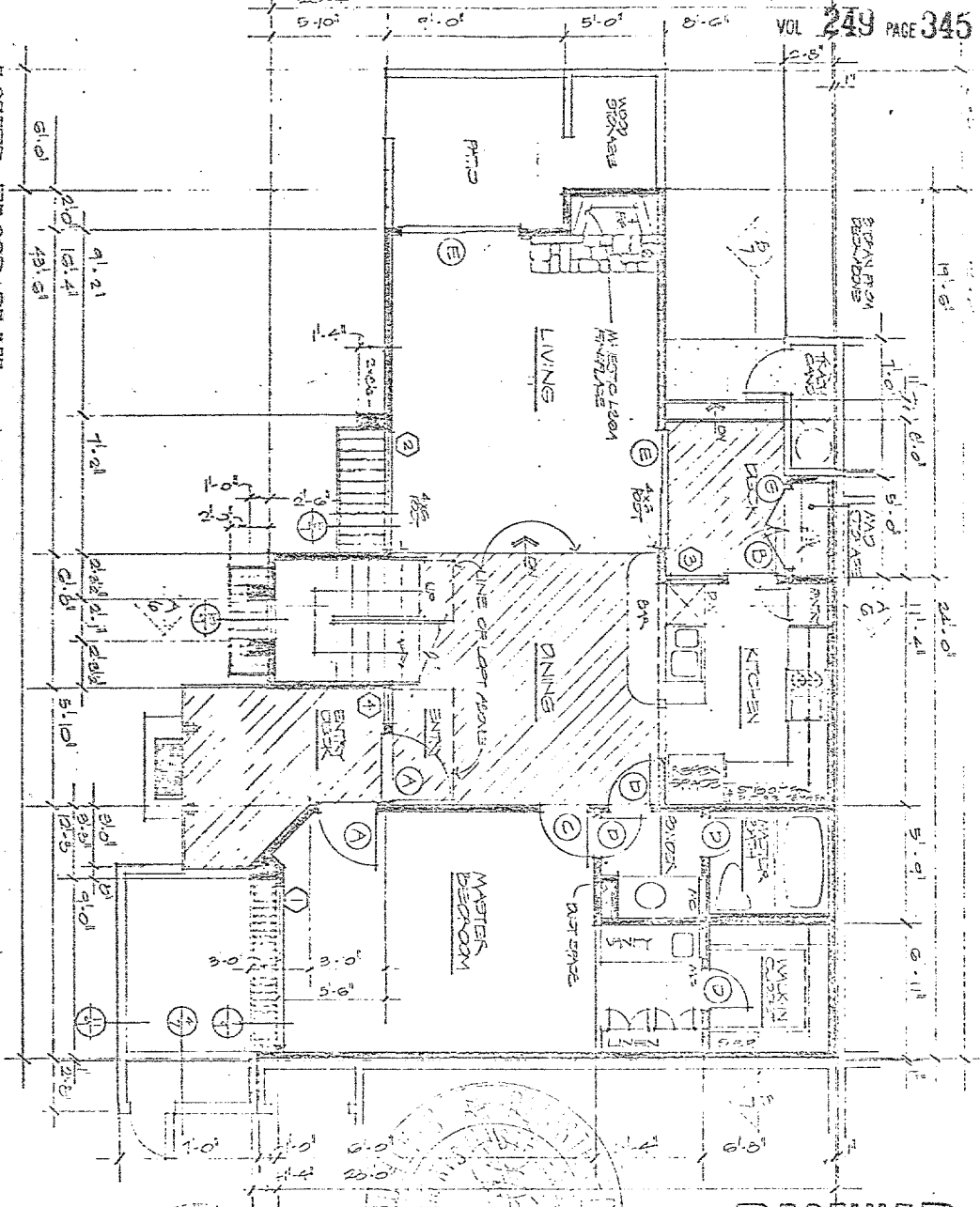
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SALEM, OREGON

LOWER FLOOR PLAN

W.H.O. TYPICAL

EXHIBIT C-1



REGISTERED ARCHITECT
W.H.O. TYPICAL
NO. 1550
SALE OF OREGON

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UPPER FLOOR PLAN

Typical Exhibit C-2

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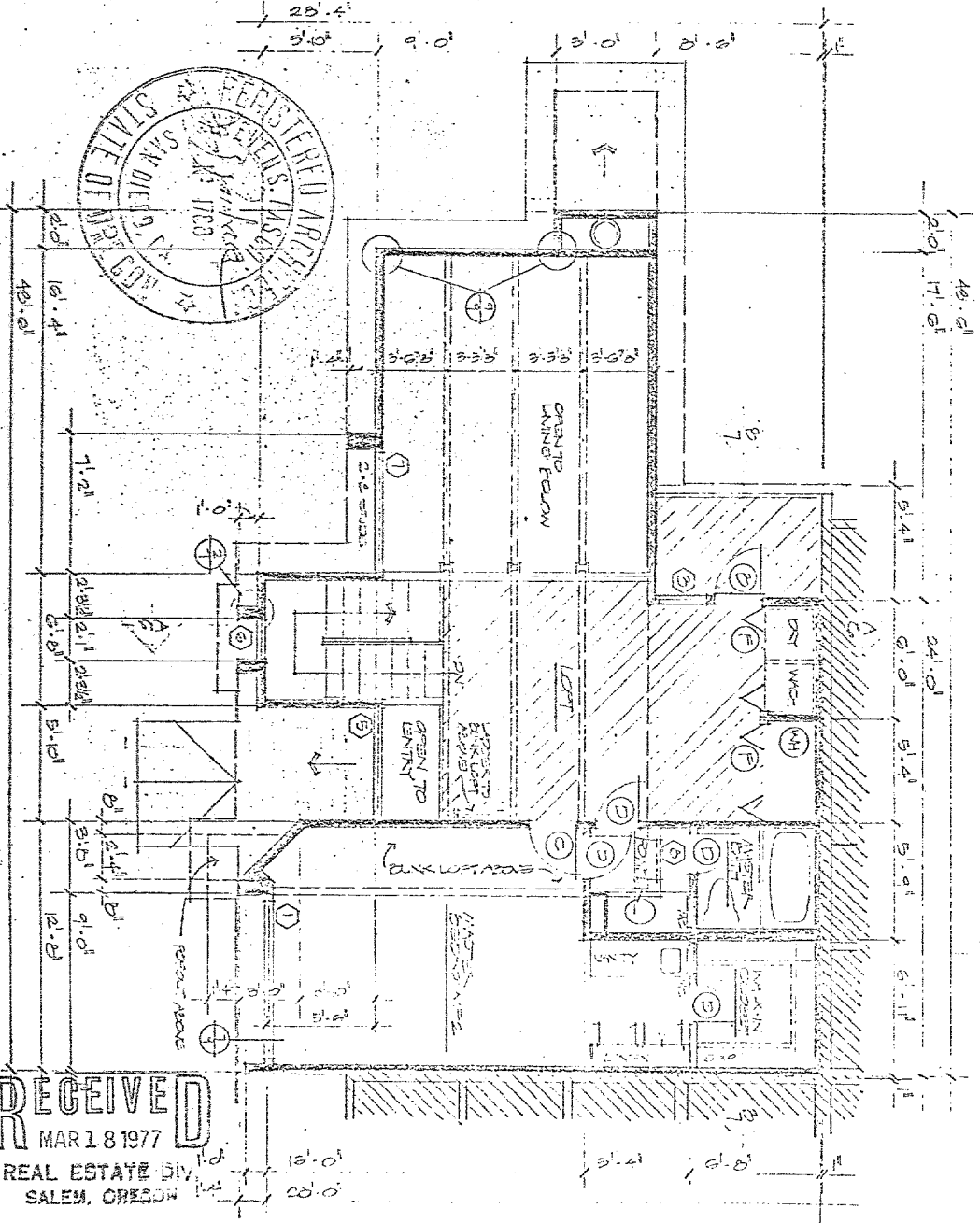
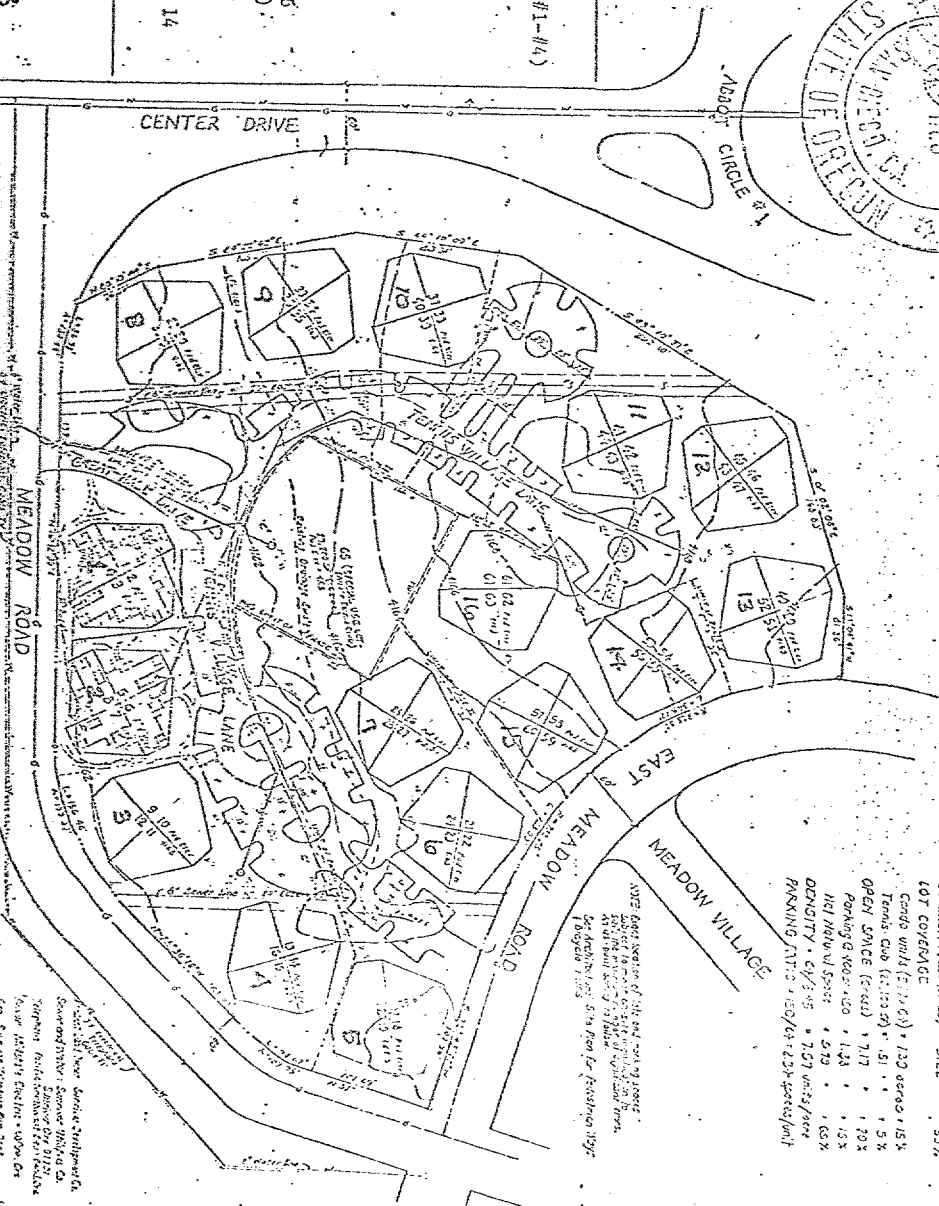


EXHIBIT C-3



of end, in the center with a piece of paper of the same size as the one on the left.

MINIMUMS
Irregular & Vice
Heritage: 2.07 euros
 Engineering by LINE, MASCULLOUGH, PERINOT / YVES, etc.

EXHIBIT C-4

CERTIFICATE OF PLANS AND OF COMPLETION

I, Steven S. Paschall of the Architectural firm of Steven S. Paschall AIA. and Associates, of 7196 Clairemont Mesa Boulevard, San Diego, California, 92111, the Architects of Record of Tennis Village Townhouses, Sun River, Oregon, do here by certify that the following floor plans for Stage II being Units 5 thru 20 fully and accurately depict the layout of the units and floor plans of the building.

I further certify that the date of the construction of the building was completed on 11 April 1977.


Steven S. Paschall

DATE

11 APRIL 1977

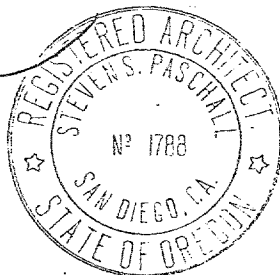
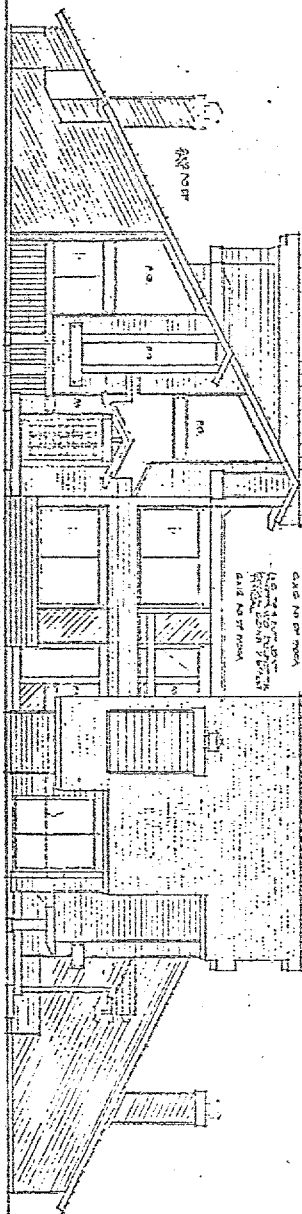


EXHIBIT C-5



SECTION

PLAN
ELEVATION
SECTION

SECTION

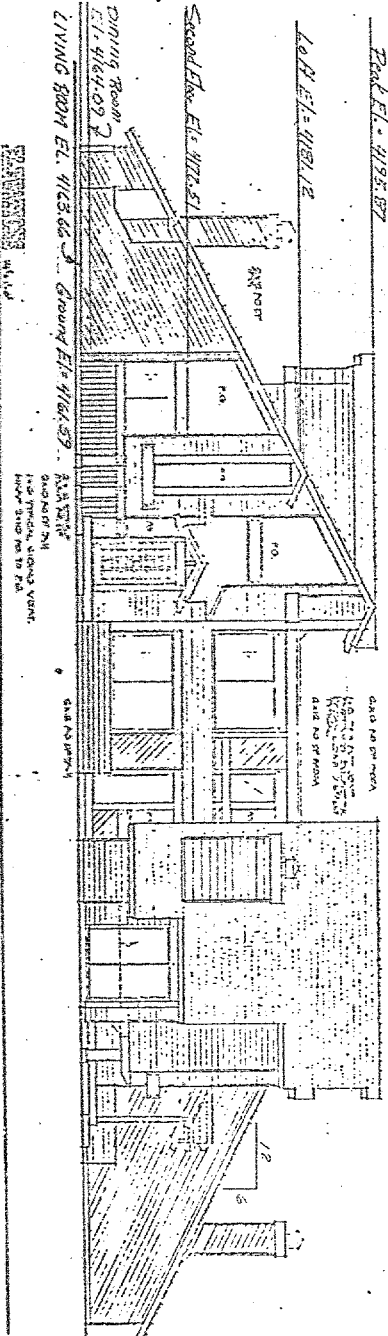


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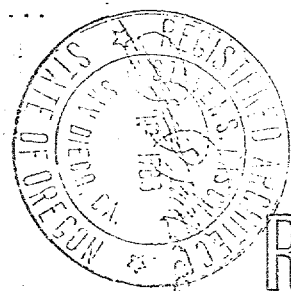
Typical EXHIBIT C-5



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STAGE #2 ELEVATIONS
BUILDING #2 UNITS 5, 6, 7, & 8
EXHIBIT 0-2



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Peak El.: 4.198.16

Lot 1 E.I. = 4181.451

Second floor E1 = 4/72.50

4164.387

Living Room Fl. 4/63.95

THE UNIVERSITY OF CHICAGO

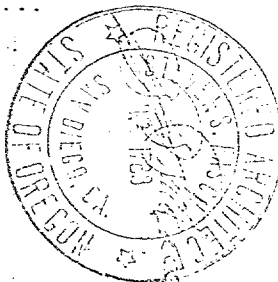
DAVID ADAMSON
1400 TYNICA, ALBUQUERQUE, NM 87104
NWA 2412 NO. 10 PM

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المجلس الوطني

2025-01-24

David Katz and Patricia

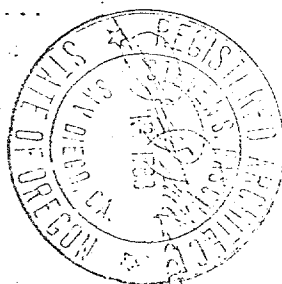
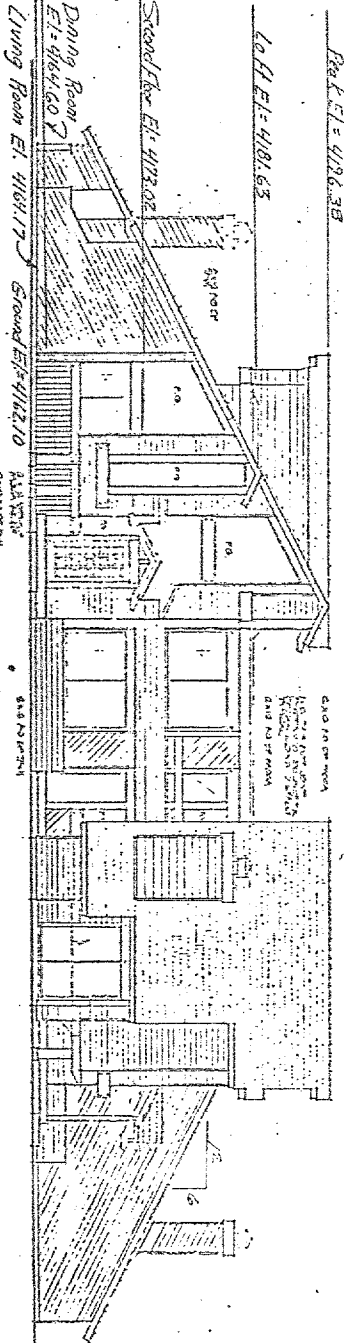


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STAGE #2 ELEVATIONS
BUILDING #3 UNITS 9, 10, 11, & 12
EXHIBIT D-3

SECTION 101.11

ALL VENT
24" DIA. MIN. VENT
MIN. 2" DIA. TO 24"



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STAGE #2 ELEVATIONS
BUILDING #4 UNITS 13, 14, 15, & 16
EXHIBIT D-4

Donna Gustafson Dr.

6/2/77

P.O. Box 3192

Amesbury Or. 97701

23015

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record

the 27 day of Apr A.D. 1977

at 11:41 o'clock A M., and recorded

in Book 249 on Page 334 Records

of Clatsop

ROSEMARY PATTERSON

County Clerk

By Donna Gustafson Deputy