

13301

ANNEXATION

AND

SUPPLEMENTAL DECLARATION

TENNIS VILLAGE TOWNHOUSES

STAGE III

THIS SUPPLEMENTAL DECLARATION, pursuant to the provisions of ORS 91.505 to 91.675, is made and executed this 17 day of November, 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 and annexing 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. Stage II has been constructed, declared and annexed. It consists of 4 townhouse buildings (16 townhouse units) and the common elements appurtenant thereto. This Supplemental Declaration pertains to 4 additional townhouse buildings (16 townhouse units). Declarant plans to construct 7 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.

The easement for ingress and egress by unit owners of Stage I (described in Exhibit A of the Stage I Declaration) is hereby merged into the fee estate which is subject to this Supplemental 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 III.

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 1/36 (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

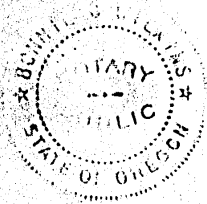
By David E. Hansen
President

VERIFICATION

STATE OF OREGON)
) ss.
COUNTY OF Deschutes)

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 17th day
of November, 1977.

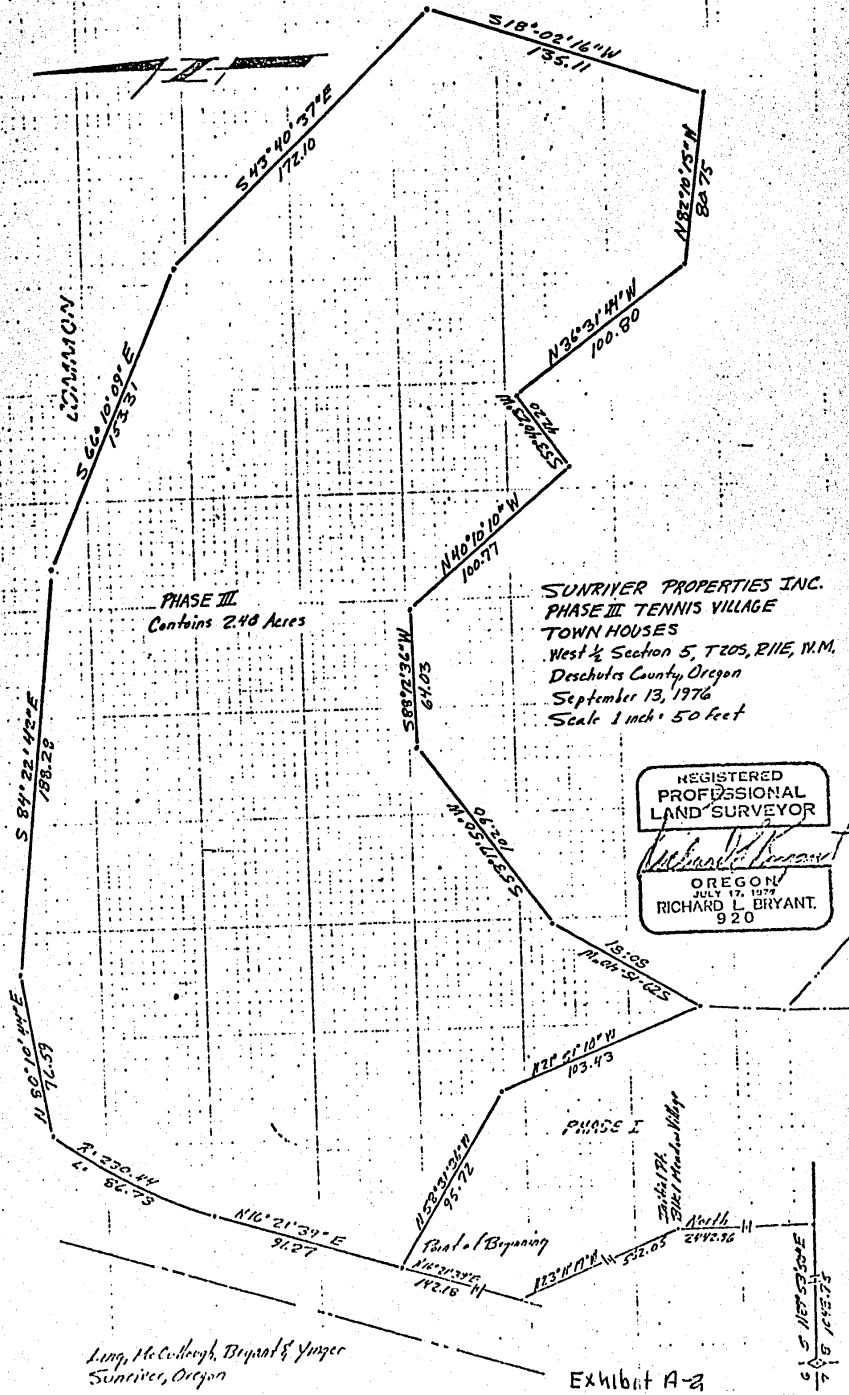


Bonnie C. Dickins
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5/3/78

PROPERTY DESCRIPTION -- PHASE III, TENNIS VILLAGE TOWN HOUSES

A tract of land containing 2.48 acres, lying in the west half 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° 53' 50" E along the south line of said section 1048.75 feet; thence North 2442.96 feet to the initial point of the plat of Block 1 Meadow Village; thence N 23° 11' 19" W 552.05 feet; thence N 16° 21' 39" E 142.18 feet to the point of beginning; said point being on the westerly boundary of the plat of Block 1 Meadow Village;

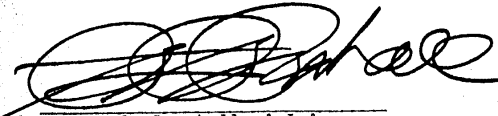
thence N 16° 21' 39" E along said boundary 91.27 feet;
thence around a 230.44 foot radius curve right 86.73 feet (long chord bears N 27° 08' 34" E 86.22 feet);
thence N 80° 10' 44" E 76.59 feet;
thence S 84° 22' 42" E 188.28 feet;
thence S 66° 10' 09" E 153.31 feet;
thence S 43° 40' 37" E 172.10 feet;
thence leaving the boundary of Block 1 Meadow Village and going S 18° 02' 16" W 135.11 feet
thence N 82° 10' 15" W 80.75 feet;
thence N 36° 31' 44" W 100.80 feet;
thence S 53° 40' 23" W 42.20 feet;
thence N 40° 10' 10" W 100.77 feet;
thence S 88° 12' 36" W 64.03 feet;
thence S 53° 17' 50" W 102.90 feet;
thence S 29° 15' 40" W 80.81 feet;
thence S 21° 51' 10" W 103.43 feet;
thence N 58° 31' 36" W 95.72 feet to the point of beginning.



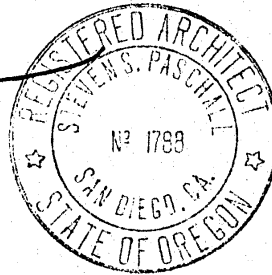
CERTIFICATE OF PLANS AND OF COMPLETION

I, Steven S. Paschall of the Architectural firm of Steven S. Paschall, A.I.A. and Associates, of 7196 Clairemont Mesa Boulevard, San Diego, California, 92111, the Architects of Record of Tennis Village Townhouses, Sun River, Oregon, do hereby certify that the following floor plans for State III being Units 29 thru 44 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 1 November 1977.


Steven S. Paschall, A.I.A.

2 Nov 77
Date



SSP:d1w

Exhibit A-3

EXHIBIT B-1

VOL 262 PAGE 459

STAGE III

<u>UNIT NO.</u>	<u>INTEREST IN COMMON ELEMENTS</u>	<u>UNIT NO.</u>	<u>INTEREST IN COMMON ELEMENTS</u>
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)

EXHIBIT E

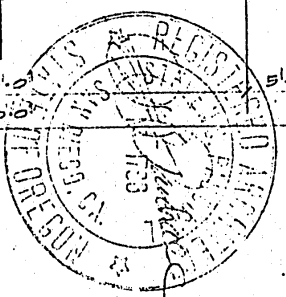
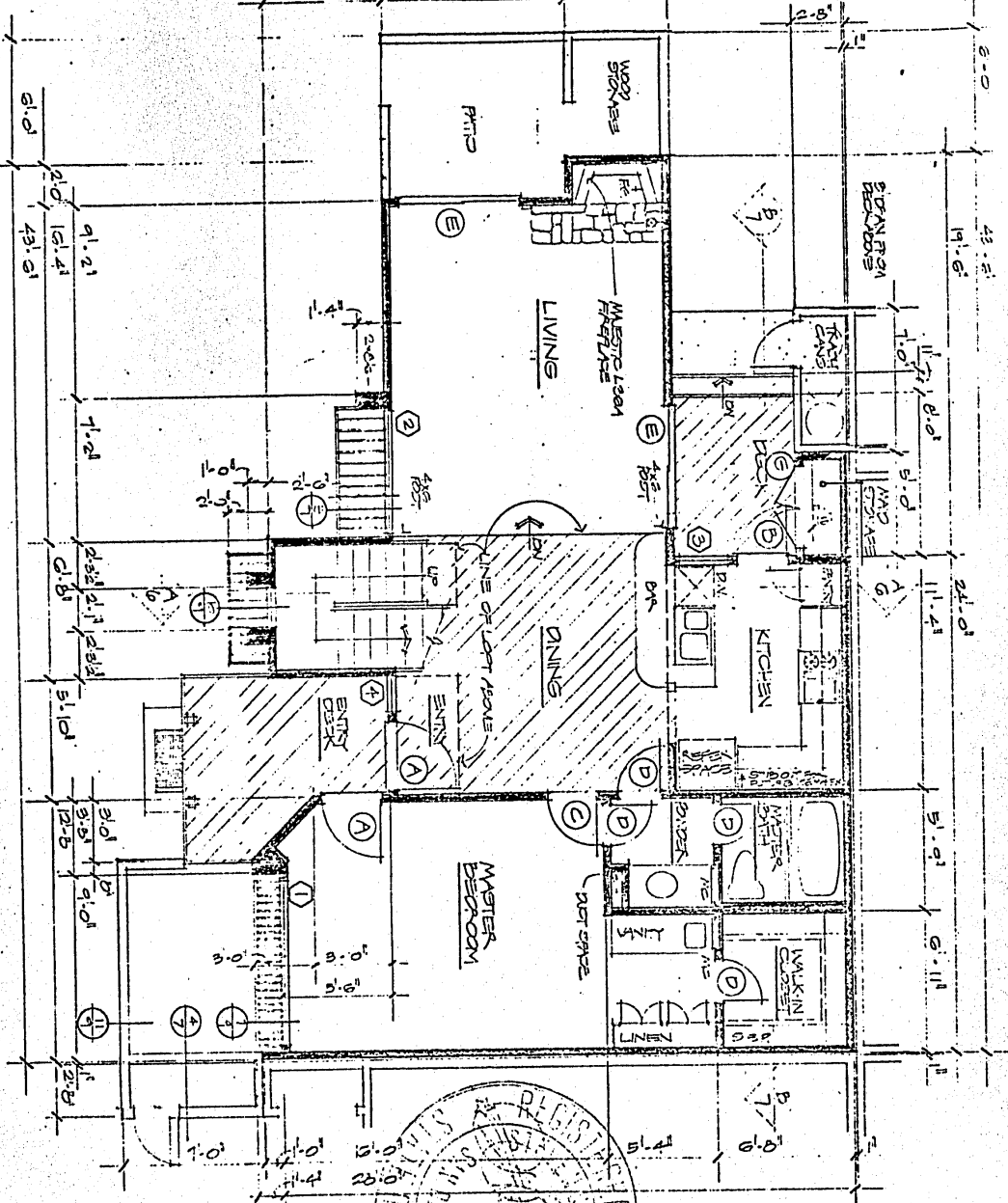
STAGE IV

<u>UNIT NO.</u>	<u>INTEREST IN COMMON ELEMENTS</u>	<u>UNIT NO.</u>	<u>INTEREST IN COMMON ELEMENTS</u>
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)

STAGE V

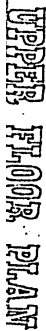
UNIT NO.	INTEREST IN COMMON ELEMENTS	UNIT NO.	INTEREST IN COMMON ELEMENTS
1	One-sixty-fourth (1/64)	33	One-sixty-fourth (1/64)
2	One-sixty-fourth (1/64)	34	One-sixty-fourth (1/64)
3	One-sixty-fourth (1/64)	35	One-sixty-fourth (1/64)
4	One-sixty-fourth (1/64)	36	One-sixty-fourth (1/64)
5	One-sixty-fourth (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)

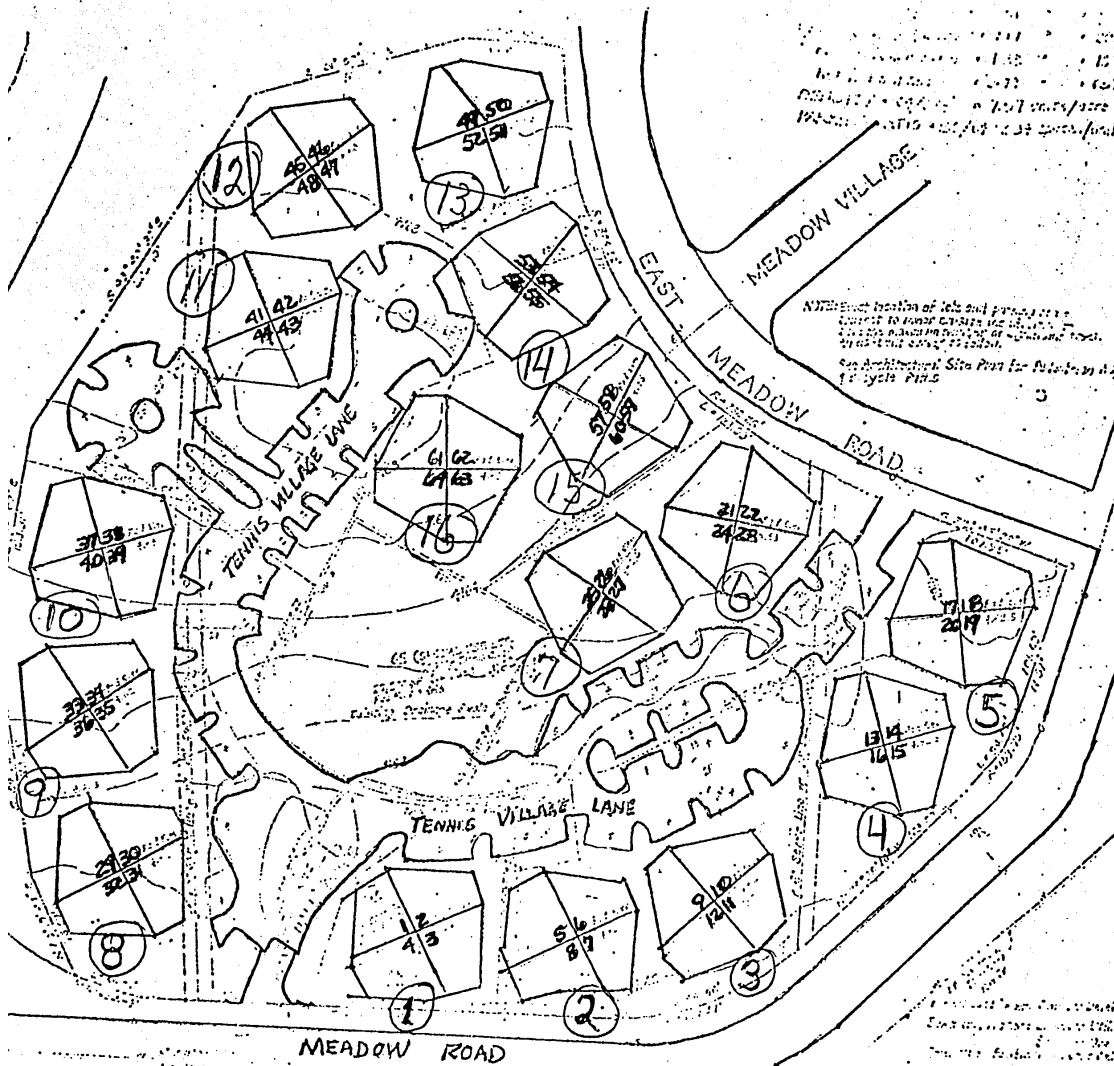
LOWER FLOOR PLAN 44-11-01



REGISTERED ARCHITECT
 L. F. HILL
 NO. 1350
 44-11-01

EXHIBIT C-1





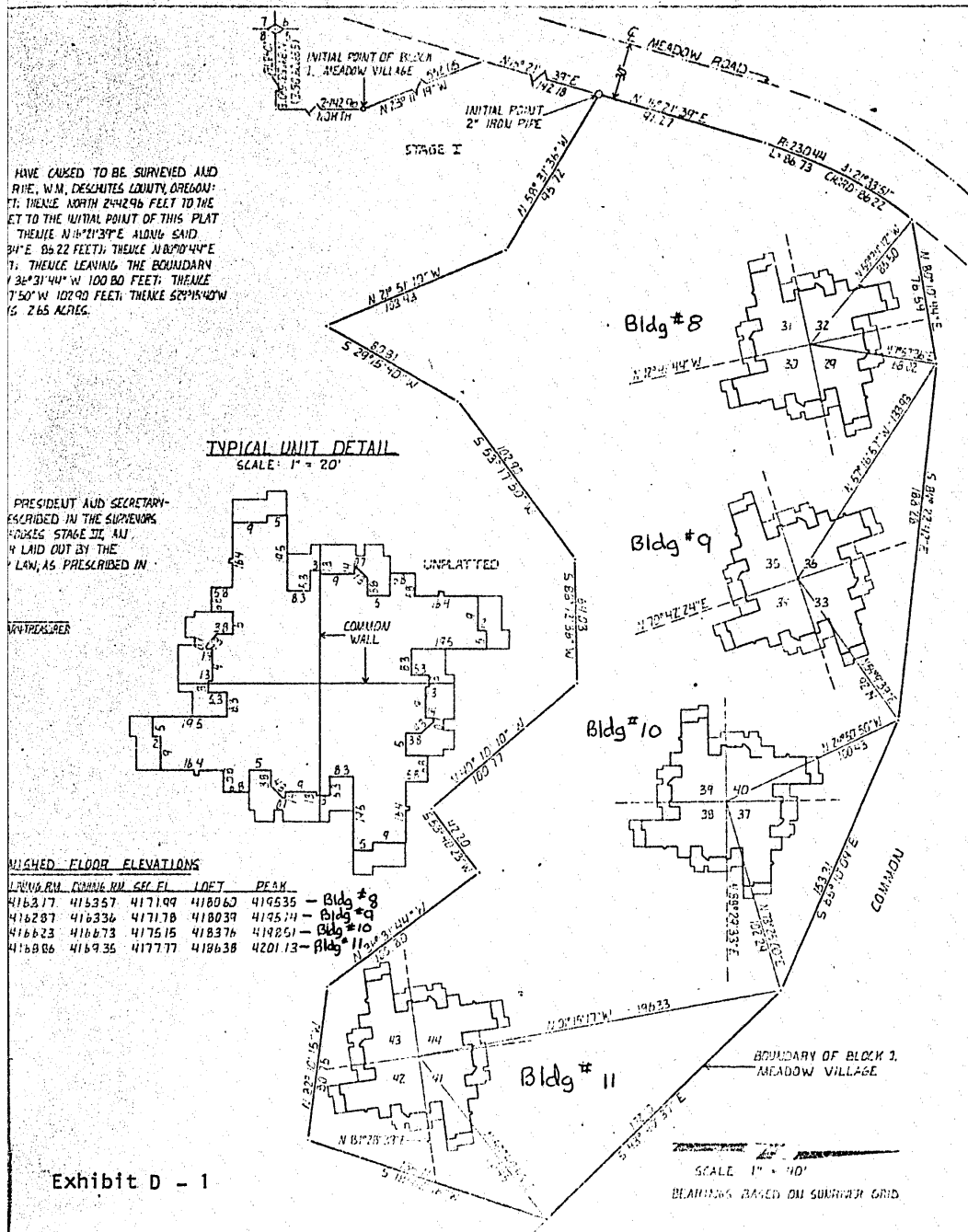
STAGE ONE
BLDG. #1
UNITS #1-#4

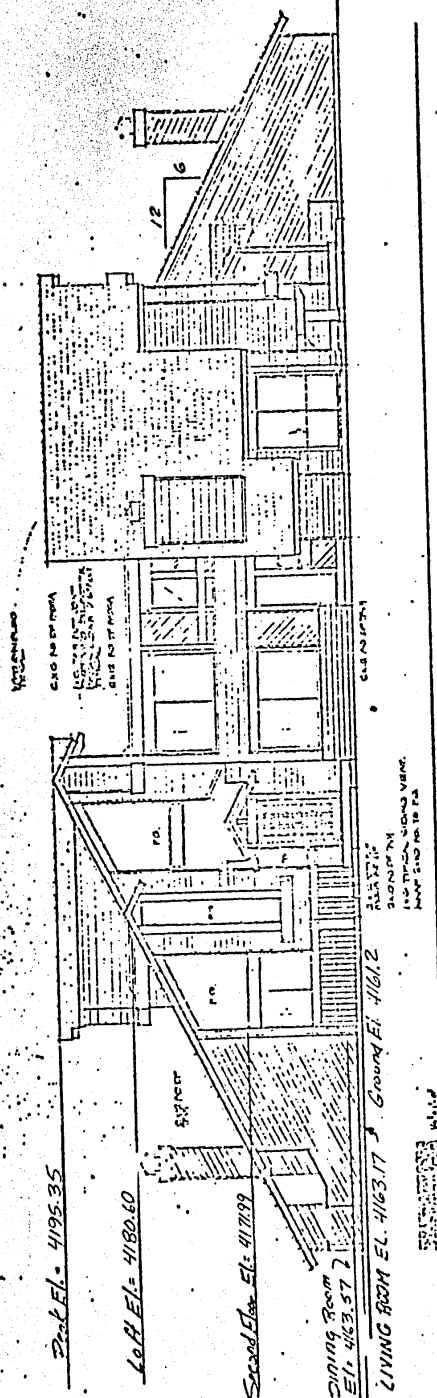
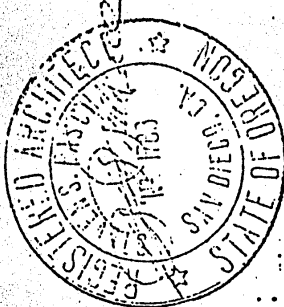
STAGE TWO
BLDG. #2-#5
UNITS #5-#20

STAGE THREE
BLDG. #8-#11
UNITS #28-#44

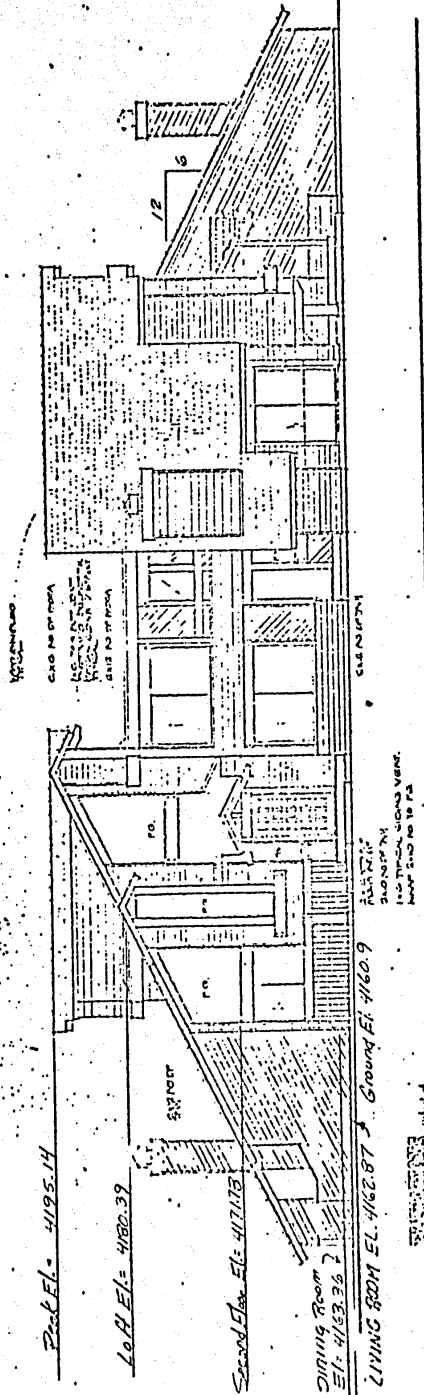
STAGE FOUR
BLDG. #6, 7, 15, 16
UNITS #21-#28 & #57-#64

STAGE FIVE
BLDG. #12, 13, 14
UNITS #45-#56

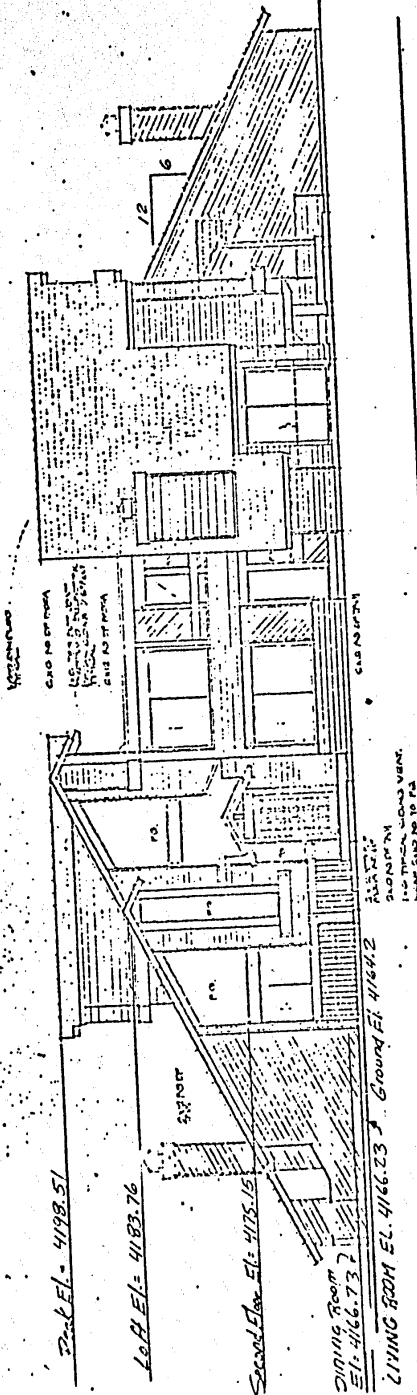




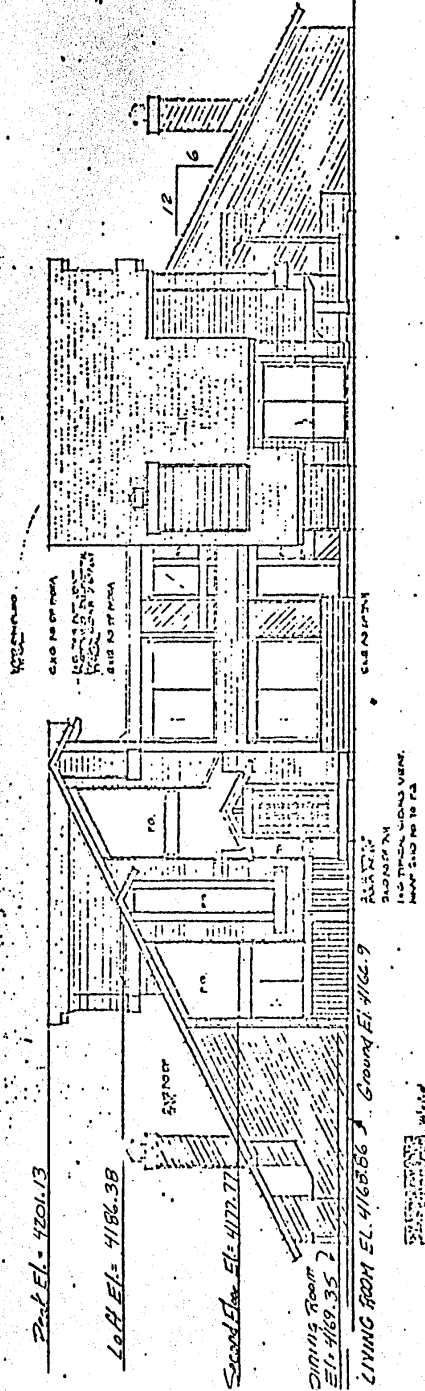
STAGE 13 ELEVATION S
BUILDING # 6 UNITS 29, 30, 31 & 32
EXHIBIT



STAGE 13 ELEVATION S
BUILDING #7 UNITS 33, 34, 35 & 36
EXHIBIT



STAGE 13 ELEVATION S
BUILDING #8 UNITS 3738, 39 & 40
EXHIBIT D-4



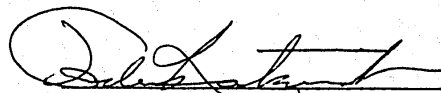
STAGE #3 ELEVATION S
BUILDING #9 UNITS 41.42.43 & 44

APPROVAL OF TENNIS VILLAGE TOWNHOUSES

We, the Assessor and Tax Collector, respectively,
of Deschutes County, Oregon, hereby approve the Bylaws and
Declaration of Stage III of Tennis Village Townhouses, a con-
dominium in Deschutes County, Oregon. All taxes, charges and
assessments have been paid as of this date.

DATED this 17 day of Nov. 1977


Assessor, Deschutes County, Oregon


Tax Collector, Deschutes County, Oregon



Department of Commerce
Real Estate Division

APPROVAL OF DECLARATION

THE UNDERSIGNED, pursuant to ORS 91.535, as Real Estate
Commissioner of the State of Oregon, hereby approves the
Supplemental Declaration of Unit Ownership for

TENNIS VILLAGE TOWNHOUSES STAGE III

In DESCHUTES County, Oregon.

IN TESTIMONY WHEREOF, I have hereunto
set my hand and affixed hereto the
seal of the Real Estate Division of
the Department of Commerce of the
State of Oregon this

14th day of November, 1977.

GORDON W. BURBEE
Real Estate Commissioner

BY GMB



13301

STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 17 day of Nov A.D. 19 77 at 11:15 o'clock A M., and recorded in Book 262 on Page 452 Records of L. L. L.

ROSEMARY PATTERSON
County Clerk

By Debbie P. Sullivan Deputy

Danora Court
63950 Taylor Rd.
Salem 97701