

24072

VOL. 269 PAGE 257

ANNEXATION

AND

SUPPLEMENTAL DECLARATION

TENNIS VILLAGE TOWNHOUSES

STAGE IV

THIS SUPPLEMENTAL DECLARATION, pursuant to the provisions of ORS 91.505 to 91.675, is made and executed this 1 day of MARCH, 1978, 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. Stage III has been constructed, declared and annexed. It consists of 4 additional townhouse buildings (16 townhouse units). This Supplemental Declaration pertains to 4 additional townhouse buildings (16 townhouse units). Declarant plans to construct 3 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 IV.

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 1/52 (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.

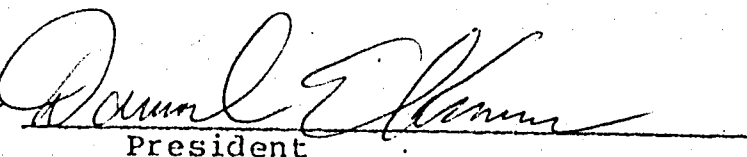
6. Incorporation by Reference. The Stage I Declaration executed on December 13, 1976, and recorded on that date in Vol. 242, beginning at Page 158, Deed Records of Deschutes County, Oregon, is incorporated by this reference as if fully set forth.

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

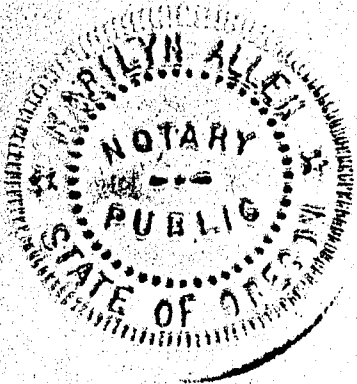

President

VERIFICATION

STATE OF OREGON)
COUNTY OF Deschutes) 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 1st day of March, 1978.

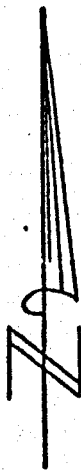


Marilyn Allen
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-23-82

PROPERTY DESCRIPTION — STAGE IV, TENNIS VILLAGE TOWNHOUSES

A tract of land containing ~~2.4~~^{2.45} 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 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 02° 37' 43" E 388.31 feet to the point of beginning:

thence N 75° 09' 47" E 62.00 feet;
thence N 41° 31' 40" E 152.44 feet;
thence N 22° 04' 04" E 39.92 feet;
thence N 53° 40' 23" E 42.20 feet;
thence S 36° 31' 44" E 100.80 feet;
thence S 31° 54' 29" W 62.43 feet;
thence S 01° 49' 06" W 126.06 feet;
thence S 19° 45' 16" E 44.98 feet to the boundary of the plat of Block 1, Meadow Village;
thence along the boundary of said plat, around a 325.52 foot radius curve left 155.65 feet (long chord bears S 56° 36' 30" W 154.42 feet);
thence around a 732.25 foot radius curve left 98.99 feet (long chord bears S 38° 53' 34" W 98.91 feet);
thence leaving said boundary and going N 36° 56' 15" W 130.38 feet;
thence S 48° 06' 46" W 40.36 feet;
thence N 43° 15' 52" W 23.34 feet;
thence N 07° 48' 01" E 73.68 feet;
thence N 12° 16' 44" W 86.99 feet;
thence N 75° 09' 47" E 78.10 feet to the point of beginning.



PHASE III

TENNIS FACILITY

Contains Acres

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bryant
OREGON
JULY 17, 1970
RICHARD L. BRYANT
920

SUNRIVER, PROPERTIES, INC.
STAGE III, TENNIS VILLAGE TOWNHOUSES
West 1/2, Section 5, T.20S, R.11E, W.M.,
Deschutes County, Oregon
February 21, 1977

Scale: 1" = 50'

EAST MEADOW ROAD

Block 1, Meadow Village
Boundary

PHASE II

Initial Point, BLK 1,
MEADOW VILLAGE

1/4 Corner
Sec. 5

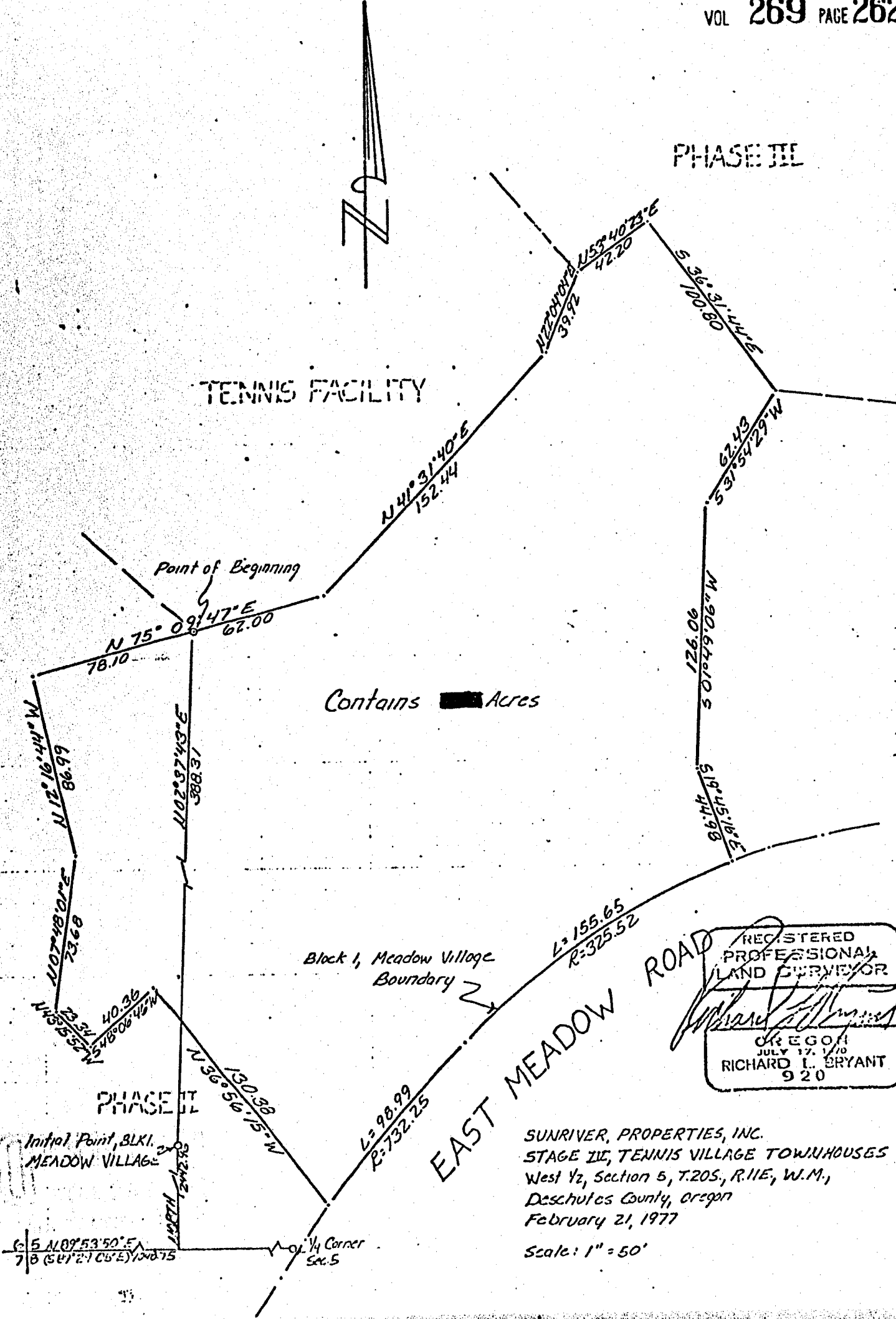


EXHIBIT B-1

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STAGE IV

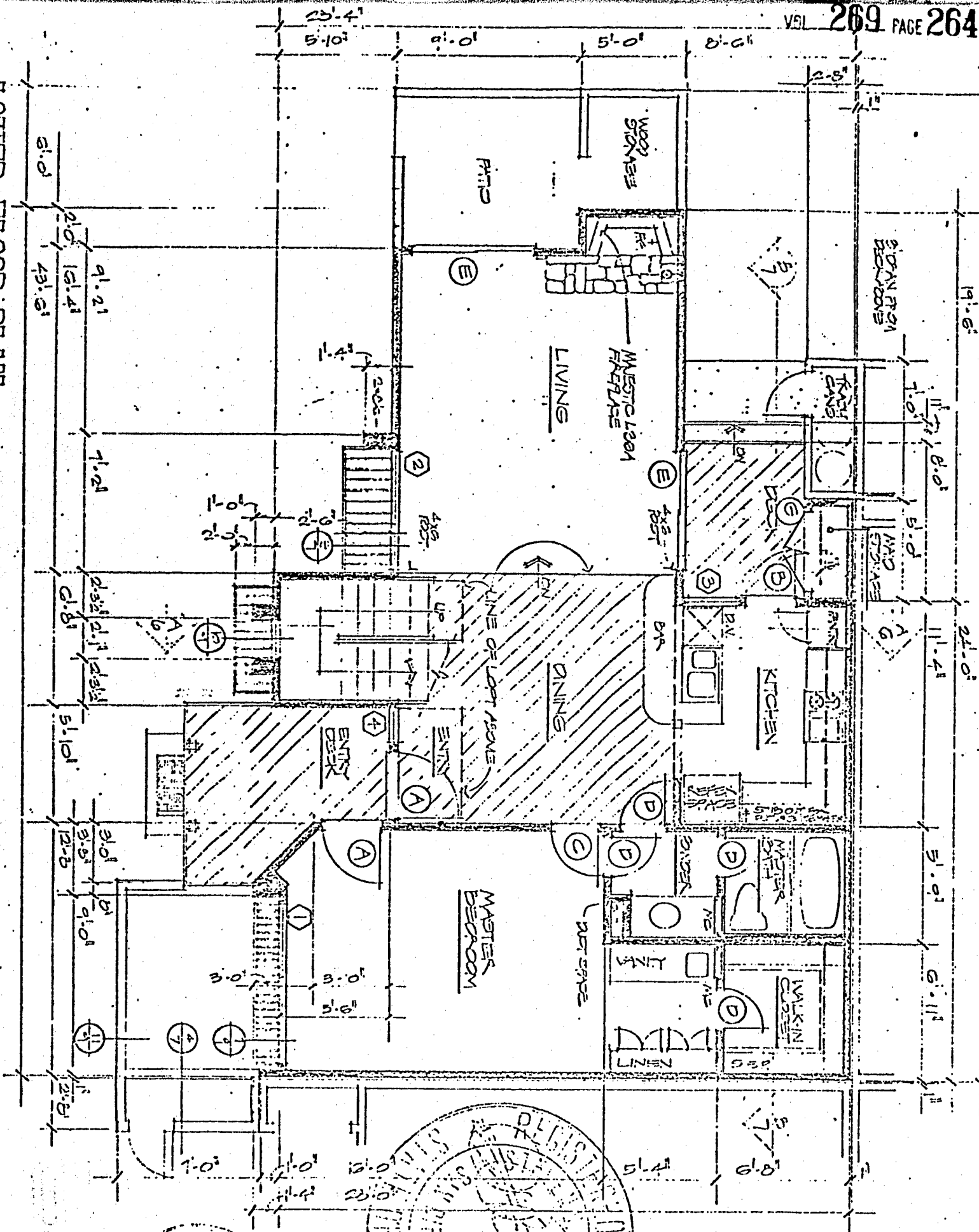
UNIT NO.	INTEREST IN COMMON ELEMENTS	UNIT NO.	INTEREST IN COMMON ELEMENTS
1	One-fifty-second (1/52)	27	One-fifty-second (1/52)
2	One-fifty-second (1/52)	28	One-fifty-second (1/52)
3	One-fifty-second (1/52)	29	One-fifty-second (1/52)
4	One-fifty-second (1/52)	30	One-fifty-second (1/52)
5	One-fifty-second (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)

EXHIBIT B-2

STAGE V

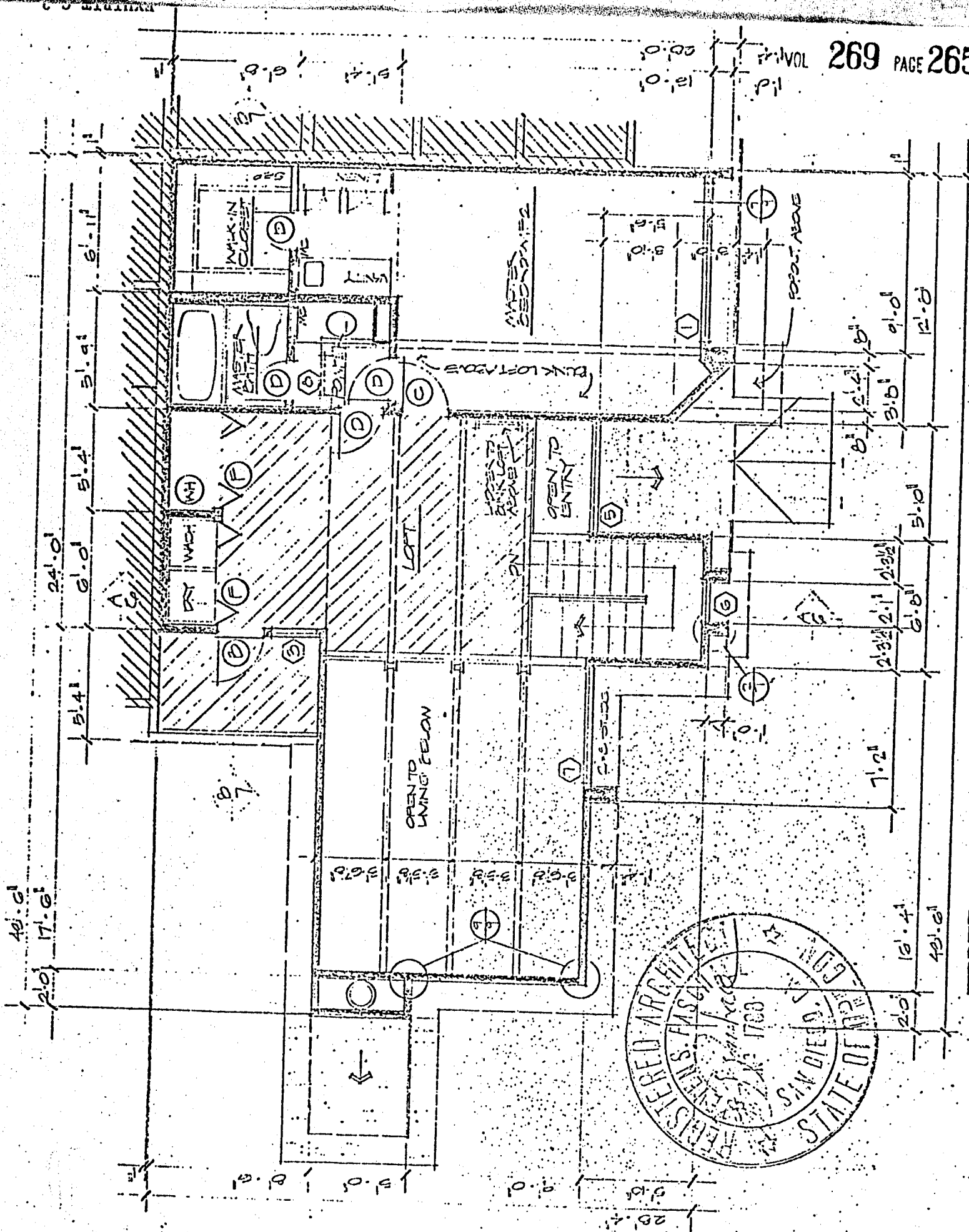
UNIT NO.	INTEREST IN COMMON ELEMENTS	UNIT NO.	INTEREST IN COMMON ELEMENTS
1	One-sixty-fourth (1/64)	33	One-sixty-fourth (1/64)
2	One-sixty-fourth (1/64)	34	One-sixty-fourth (1/64)
3	One-sixty-fourth (1/64)	35	One-sixty-fourth (1/64)
4	One-sixty-fourth (1/64)	36	One-sixty-fourth (1/64)
5	One-sixty-fourth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



REGISTERED ARCHITECT
NO. 1550
SAN DIEGO, CALIF.

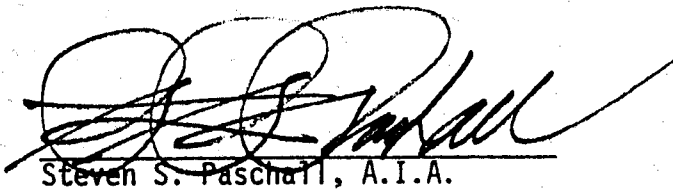




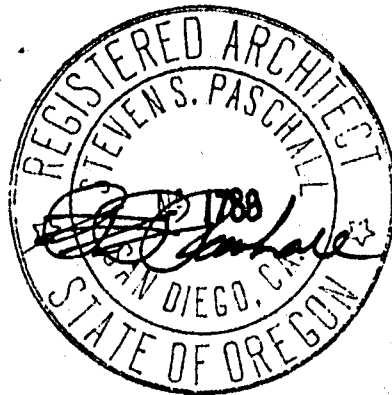
CERTIFICATE OF PLANS AND OF COMPLETION

I, Steven S. Paschall of the Architectural firm of Steven S. Paschall, A.I.A. and Associates, of 7196 Clairemont Mesa Blvd., San Diego, California, 92111, the Architects of Record of Tennis Village Townhouses, Sun River, Oregon, do hereby certify that the following floor plans for Stage IV being, Units 21 thru 28 and Units 57 thru 64, fully and accurately depict the layout of the units and floor plans of the building.

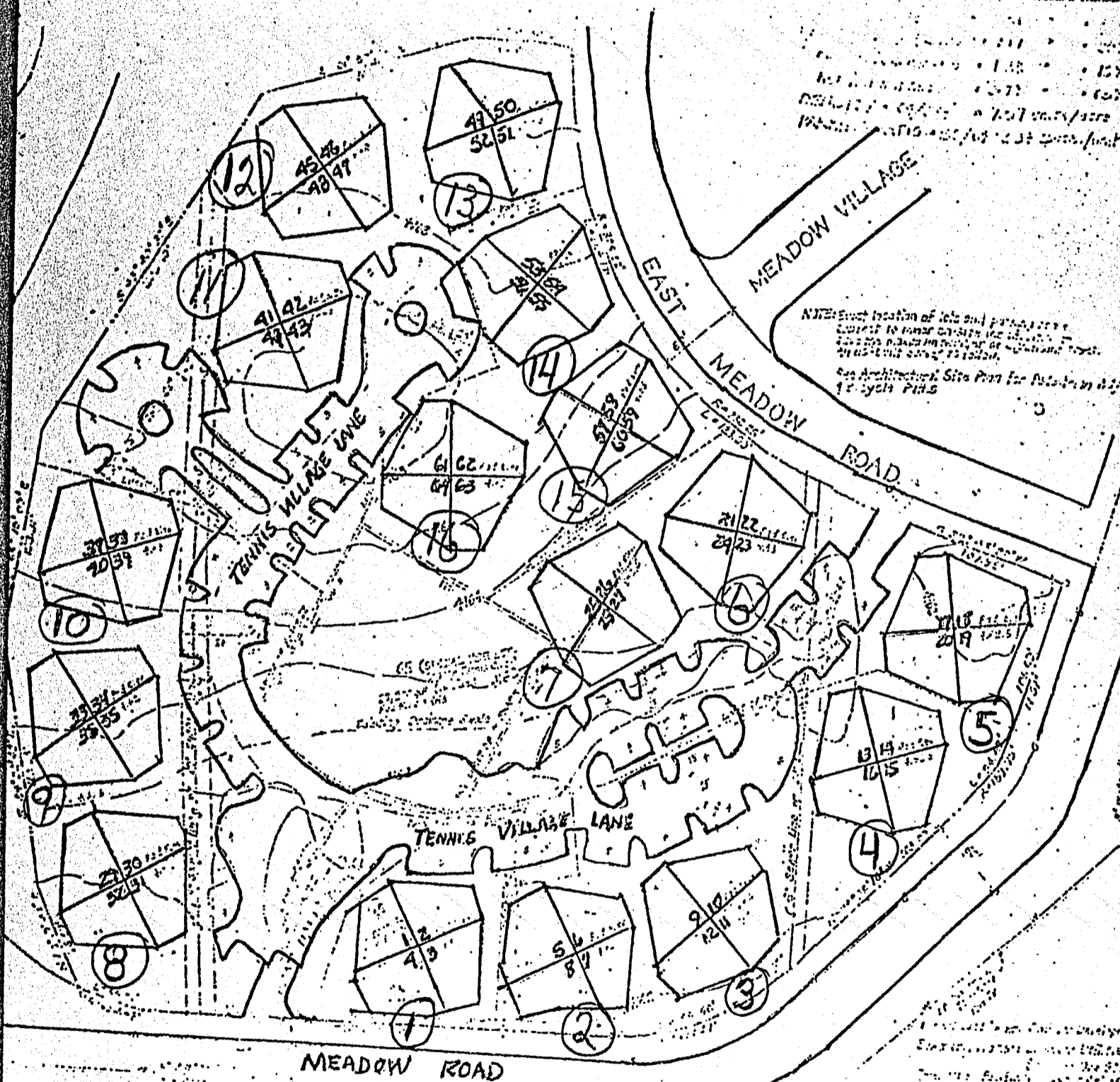
I further certify that the date of the construction of the building was completed on March 1, 1978.


Steven S. Paschall, A.I.A.

1/MARCH/1978
Date



SSP:d1w



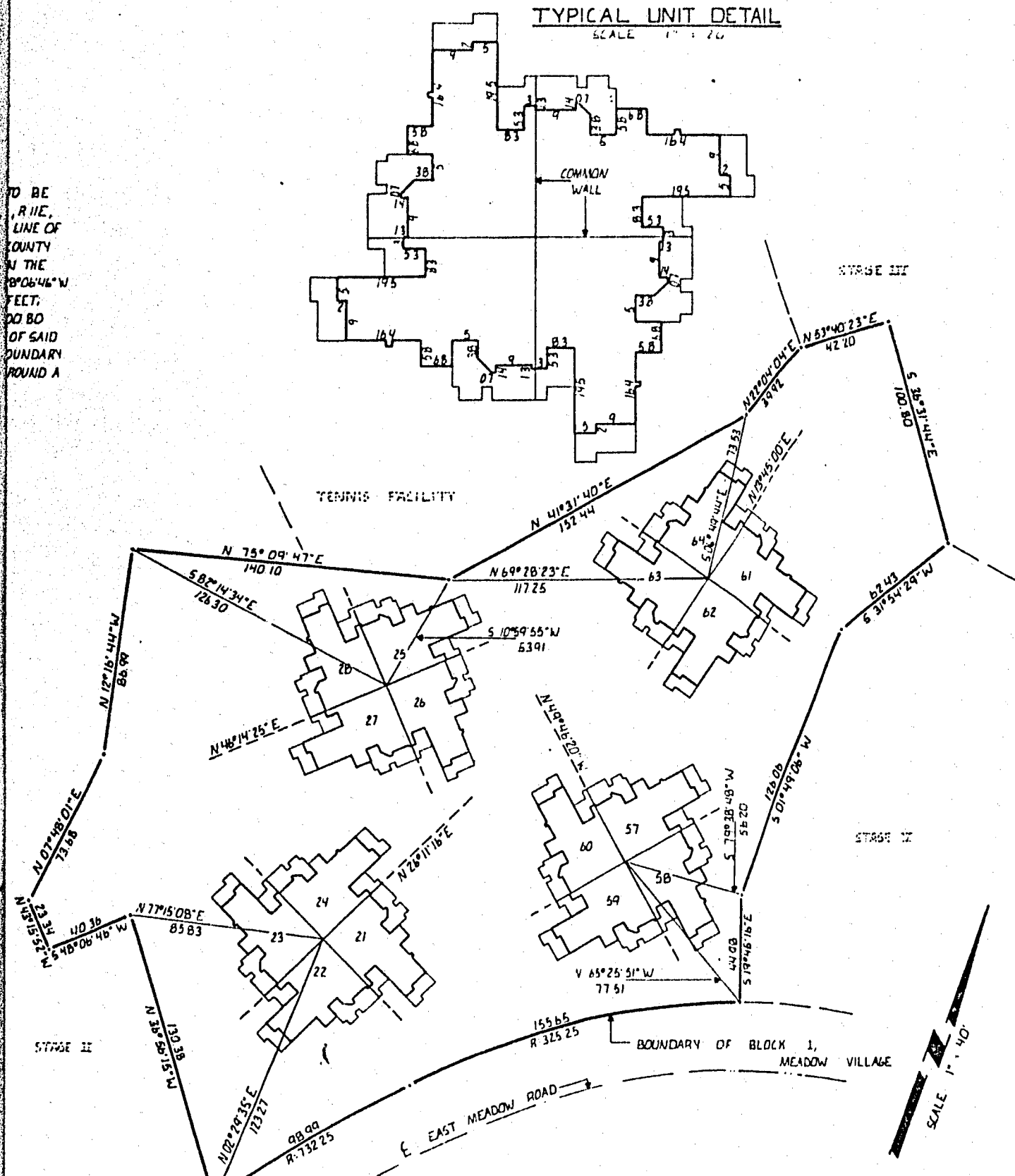
STAGE ONE
BLDG. #1
UNITS #1-4

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

STAGE THREE
BLDG. #8-#11
UNITS #29-#44

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

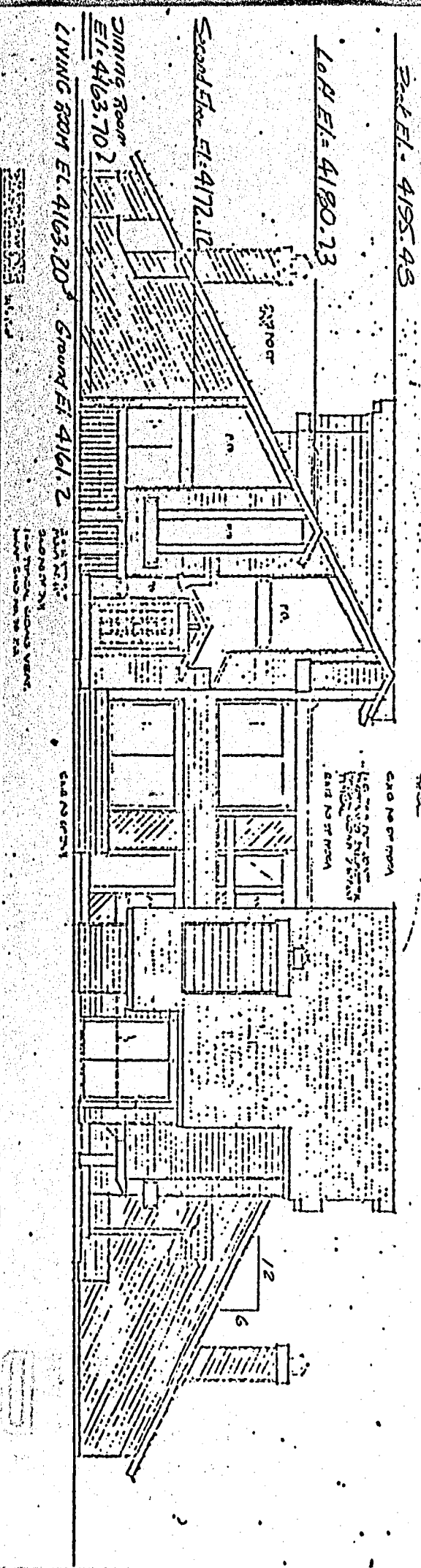
STAGE FIVE
BLDG. #12, 13, 14
UNITS #45-#56



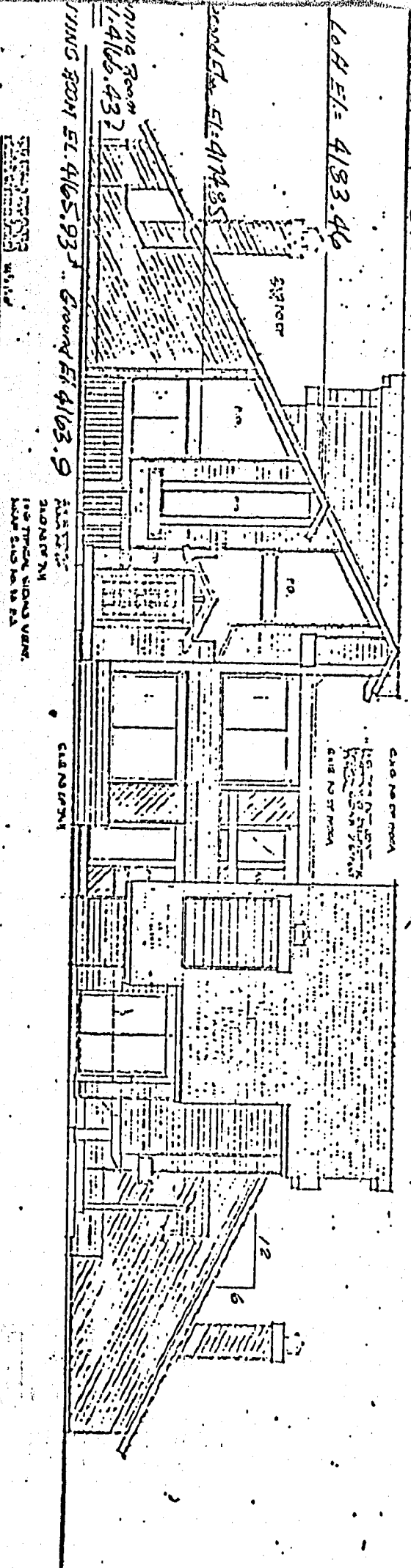
FINISHED FLOOR ELEVATIONS

UNITS	GROUND	LIVING RM	DINING RM	SEC FL	LOFT	PEAK
21 THRU 24	4161.2	4163.20	4163.70	4172.12	4180.73	4195.48
25 THRU 28	4166.0	4167.95	4168.45	4176.87	4185.48	4200.23
57 THRU 60	4161.4	4163.36	4163.86	4172.28	4180.89	4195.64
61 THRU 63	4163.9	4165.93	4166.43	4174.85	4183.46	4198.21

EXHIBIT D - 1



STAGE ELEVATION 5
UNITS 21-22-23-24
EXHIBIT D-2



STAGE ELEVATION 5
EXHIBIT D-5
UNITS 61-62-63-64.





**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 IV

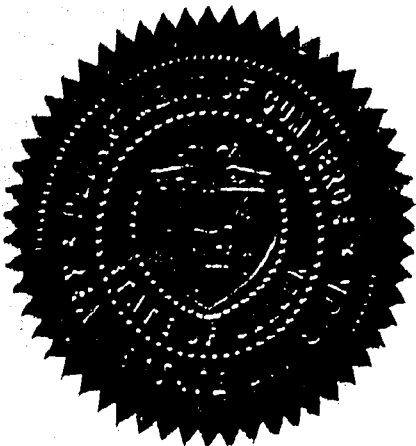
In Deschutes County, Oregon.

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

7th day of March, 1978.

GORDON W. BURBEE
Real Estate Commissioner

BY EM Burbree



APPROVAL OF TENNIS VILLAGE TOWNHOUSES

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

DATED this 13th day of March 1978

Raymond Barnett
Assessor, Deschutes County, Oregon

[Signature]
Tax Collector, Deschutes County, Oregon

24072

STATE OF OREGON

County of Deschutes

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

the 13th day of March A.D. 1978at 1:33 o'clock P.M., and recordedin Book 269 on Page 257 Recordsof Deschutes

ROSEMARY PATTERSON

County Clerk

By R. B. Patterson Deputy
Co. Clerk.