

After recording return to: HENDRIX CHAPPELL & BRINICH, 716 NW Harriman St., Bend, OR 97701 // 503/382-4980

**SUPPLEMENTAL DECLARATION OF UNIT OWNERSHIP FOR
STAGE 2 OF WESTPINE TOWNHOME CONDOMINIUMS**

This Declaration of Unit Ownership for Stage 2 is made by GEORGE CARROLL and SHARON CARROLL, hereinafter referred to as "Declarant", as owner of the real property Deschutes County, State of Oregon, described in Exhibit "A", attached hereto and incorporated by this reference herein. The land is owned by Declarant in fee simple.

The Declaration for Stage 1 was recorded on August 11, 1993, at volume 308, page 1179, Official Records of Deschutes County, Oregon.

- 1. SUPPLEMENTAL DECLARATION:** This Supplemental Declaration extends the Declaration referenced herein and the Bylaws recorded at volume 308, page 1185, Official Records of Deschutes County, Oregon, to the real property, including improvements, described in Exhibit "A". All previous terms and conditions of the Declaration and Bylaws shall be in full force and effect covering both stages of WESTPINE TOWNHOME CONDOMINIUMS.
- 2. UNIT DESIGNATION:** The units shall be designated as Unit 4, and Unit 5, all of Building "B", and Unit 6, Unit 7, and Unit 8, all of Building "C", as shown on the Plat for Stage 2 being recorded in the Official Records of Deschutes County, Oregon. The approximate area of each unit shall be 1198 square feet, two stories, without a basement, and shall include the land directly beneath the unit, interior walls, ceilings, and interior finished surfaces, located on the real property described in Exhibit 1. The units are generally constructed of concrete porches and foundation walls, metal columns and posts, wood frame and interior finish materials.
- 3. ALLOCATION OF INTEREST:** Each unit shall have an undivided one-eighth (1/8) interest in the general common elements. Allocation of ownership is based upon the total number of units in the Condominium. Upon recording of this Supplemental Declaration each unit in WESTPINE TOWNHOME CONDOMINIUMS Stage 1 (three units) and Stage 2 (five units) shall have one-eighth (1/8) interest in the general common elements.
- 4. GENERAL COMMON ELEMENTS:** Shall include landscaping, driveways, land (except any portion thereof included in a unit), yards, screened trash, parking areas, foundations, columns, girders, beams, supports, main walls, roofs, of all buildings as set forth in the plat.
- 5. LIMITED COMMON ELEMENTS:** Limited common elements shall be reserved for the exclusive use of that Unit which each adjoins as shown on the plat: the front entry way, and rear deck attached to that Unit.
- 6. UNIT OWNERSHIP:** Each unit owner shall own, exclusive of all other unit owners, the land directly below the unit which shall be part of the unit as well as all spaces, nonbearing interior partitions, other fixtures within the boundaries of the unit, the exterior and interior doors and frames, utility service, that part of the building comprising the interior walls, ceilings, and interior finished surfaces. Additionally, all lath, furring, wallboard, plasterboard, plaster, paneling, tiles wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces thereof shall be a part of the unit and all other portions of the walls, floors or ceilings shall be a part of the common elements.

7. OTHER TERMS: All other terms, including the definitions, of the Declaration shall be hereby extended to all properties described in Exhibit "A" and as shown on the plat for Stage 2 WESTPINE TOWNHOME CONDOMINIUMS.

Dated this 8 day of ^{December} November, 1995.

DECLARANT:

George Carroll
GEORGE CARROLL

Sharon Carroll
SHARON CARROLL

STATE OF OREGON)
) ss.
County of Deschutes)

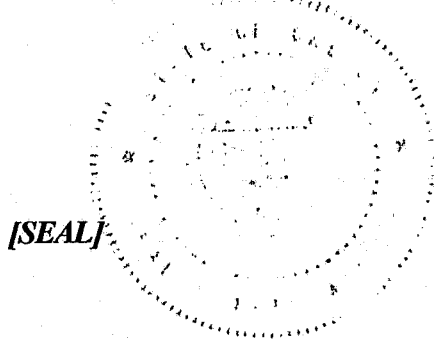
The foregoing instrument was acknowledged before me by George Carroll and Sharon Carroll, husband & wife this 8th day of ^{December} November, 1995.



Betty K. Ryan
Notary Public for Oregon
My Commission Expires:
1/24/98

APPROVAL BY COMMISSIONER

The foregoing Declaration is approved pursuant to ORS 100.110 this 19th day of December, 1995.



SCOTT W. TAYLOR
REAL ESTATE COMMISSIONER

by: Stan F. Mayfield

HENDRIX, CHAPPELL & BRINICH ATTORNEYS AT LAW
716 NW Harriman/Bend, Oregon 97701/503/382-4980

394 - 1883

Order No.: 121464

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EXHIBIT "A"

Lot 9, and a portion of Lot 8, Block 2, WESTPINE SUBDIVISION, situated in the Northwest Quarter (NW1/4) of Section 6, Township 18 South, Range 12 East of the Willamette Meridian, City of Bend, Deschutes County, Oregon, described as follows:

Beginning at the corner common to Lots 8 and 9 on the right of way of Westpine Place; thence on said right of way line and the Southerly line of said Lot 9, on the arc of a 50.00 foot radius curve to the left (chord bears North 70° 36' 15" West, 40.25 feet), 41.43 feet to the Southwest corner of said Lot 9; thence North 04° 05' 02" West, 95.33 feet to the Northwest corner of said Lot 9; thence North 79° 24' 43" East, 93.05 feet to the angle point on the North line of said Lot 9; thence South 62° 14' 40" East, 53.67 feet to the corner common to said Lots 8 and 9; thence South 12° 44' 59" East on the Easterly line of said Lot 8, 65.53 feet to the Northeast corner of Westpine Townhome Condominiums, Stage 1; thence North 86° 42' 45" West on said Stage 1 boundary, 48.85 feet; thence North 46° 51' 17" West on said Stage 1 boundary, 16.75 feet to a point on said Stage 1 boundary, also being the line common to said Lots 8 and 9; thence South 43° 07' 51" West on said Stage 1 and lot boundary line, 69.74 feet to the point of beginning.

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:

95 DEC 21 PM 3:24

MARY SUE PENHOLLOW
COUNTY CLERKBY.  DEPUTY

NO. 95-44171 FEE 15

DESCHUTES COUNTY OFFICIAL RECORDS