

94-17107

337 - 1758

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
WINDANCE ESTATES PHASE II
DESCHUTES COUNTY, OREGON**

By instrument dated November 19, 1992, and recorded November 19, 1992, in Volume 283, Page 0085, Official Records of Deschutes County, Oregon, WINDANCE DEVELOPMENT, INC., an Oregon Corporation, established the Declaration of Covenants, Conditions and Restrictions for Windance Estates, Phase I.

The Declaration of Covenants, Conditions and Restrictions for Windance Estates Phase I 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 Windance Estates, Phase II to the Declaration of Covenants, Conditions and Restrictions for Windance Estates to annex such property to Windance 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 the Declaration of Covenants, Conditions and Restrictions for Windance Estates Phase I shall have the meanings set forth in such Declaration.

1.2 The "Property" shall mean Windance Estates Phase II as described in Exhibit "A", attached hereto.

1.3 Declaration of Covenants, Conditions and Restrictions for Windance Estates shall mean that certain document entitled "Declaration of Covenants, Conditions and Restrictions for Windance Estates Phase I" dated November 19, 1992, and recorded November 19, 1992, in Volume 283, Page 0085, Official Records of Deschutes County, Oregon.

1.4 Windance Estates, Phase II shall mean the area described on Exhibit "A", attached hereto.

1 - DECLARATION (rs:ande001.003)

After recording, return to:

BEND TITLE COMPANY
1195 N.W. WALL, BEND

Carol
4686

Holmes Hurley Bryant Lowlen & Lynch
ATTORNEYS AT LAW

40 N.W. Greenwood P.O. Box 1151 Bend, Oregon 97709-1151 (503) 382-4331 Fax (503) 389-3386

SECTION 2. SUBJECTION OF WINDANCE ESTATES, PHASE II TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINDANCE ESTATES

2.1 ANNEXATION: Declarant hereby declares that Windance Estates, Phase II shall be part of that certain residential community known as Windance Estates as referred to the Declaration of Covenants, Conditions and Restrictions for Windance Estates, Phase I.

2.2 DECLARATION OF RESTRICTIONS: The covenants and conditions set forth in above described Declaration of Covenants, Conditions and Restrictions 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 Declaration of Covenants, Conditions and Restrictions for Windance Estates, Phase I.

SECTION 3. MISCELLANEOUS

3.1 AMENDMENT AND REPEAL: Any provisions of this Declaration at any time may be amended or repealed. The provision may be added by any of the methods provided in the Declaration of Covenants, Conditions and Restrictions for Windance Estates, Phase I.

3.2 DURATION: These covenants and provisions contained herein shall continue to remain in full force and effect in accordance with the Declaration of Covenants, Conditions and Restrictions for Windance Estates, Phase I.

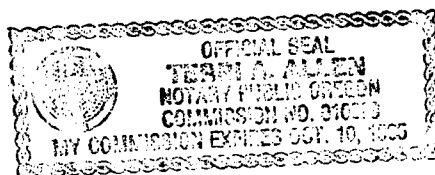
IN WITNESS WHEREOF, WINDANCE DEVELOPMENT, INC., has executed this Declaration this 28th day of April, 1994.

WINDANCE DEVELOPMENT, INC.

By Juanita Anderson Nixon

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 28th day of April, 1994, by Juanita Anderson Nixon as Secretary/Treasurer of WINDANCE DEVELOPMENT, INC., on behalf of said corporation.



Terrell A. Allen
Notary Public for Oregon
My Commission Expires 10-10-95

2 - DECLARATION (rsl:ande001.003)

Holmes Hurley Bryant Lowden ☒ Lynch
ATTORNEYS AT LAW
40 N.W. Greenwood P.O. Box 1151 Bend, Oregon 97709-1151 (503) 382-4331 Fax (503) 389-3386


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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:

94 APR 29 AM 11:16

MARY SUE PENHOLLOW
COUNTY CLERK

BY.  DEPUTY
NO. 94-17107 FEE 15

DESCHUTES COUNTY OFFICIAL RECORDS