



After Recording Return To:

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**DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR
WOOD RIVER RIDGE**

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WOOD RIVER RIDGE ("Declaration"), to be effective upon its recording in Deschutes County, Oregon, is made and executed by Robert Bennett and William Perkins, each as to an undivided 50% interest, as tenants in common ("Declarant").

RECITALS

Declarant is the owner of all the real property and improvements thereon located in Deschutes County, Oregon, described as follows (the "Property"):

Lots 1 through 9 as shown on the plat map of Wood River Ridge filed on June 30, 2009 in Plat Cabinet H, Page 944, (Document No. 2009-27786) in the plat records of Deschutes County, Oregon.

Declarant intends to develop the Property as a Class II planned community (referred to in this Declaration as "Wood River Ridge"). To establish Wood River Ridge as a planned community, Declarant desires to impose these mutually beneficial covenants, conditions, restrictions, easements, assessments, and liens on the Property, under a comprehensive general plan of improvement and development for the benefit of all Lots in Wood River Ridge Subdivision.

Declarant has deemed it desirable for the efficient preservation of the values and amenities in Wood River Ridge to create a nonprofit corporation, to which will be delegated and assigned the powers and authority to own, maintain, and administer the Commonly Maintained Property and facilities, to maintain, repair, and replace certain portions of the Lots, to administer and enforce the covenants, conditions, and restrictions of this Declaration, and to collect and disburse the assessments and charges hereinafter created.

NOW THEREFORE, Declarant declares that the Property shall be held, transferred, sold, conveyed, and occupied subject to the Oregon Planned Community Act as may be amended from time to time (ORS 94.550-94.783) and subject to the following covenants, conditions, restrictions, easements, charges, and liens, which shall run with the land, which shall be binding on all parties having or acquiring any right, title, or interest in the Property, and which shall inure to the benefit of the Association and of each Owner.

ARTICLE 1 DEFINITIONS

1.1 *Articles* shall mean the Articles of Incorporation for the nonprofit corporation, Wood River Ridge Homeowners Association, as filed with the Oregon Secretary of State.

1.2 *Association* shall mean and refer to Wood River Ridge Homeowners Association, an Oregon nonprofit corporation to be formed by the Declarant.

1.3 *Board* shall mean the Board of Directors of the Association.

1.4 *Bylaws* shall mean and refer to the Bylaws of the Association, which shall be recorded in the Deschutes County, Oregon, deed records.

1.5 *Commonly Maintained Property* includes the following:

- (a) all paved roadways and driveways;
- (b) all paved parking areas;
- (c) any fences installed by the Declarant and designated for maintenance by the Association or installed by the Association;
- (d) any landscaping installed by the Declarant and designated for maintenance by the Association or installed by the Association;
- (e) any trash enclosures or containers designated by the Declarant or the Association for common use by the Owners;
- (f) the 8" main waterline installed under the common driveway (excluding the separate waterlines off the main waterline which exclusively service individual Homes);
- (g) the main electrical vault and all electrical lines to the vault (excluding the electrical lines out of the vault which exclusively service individual Homes);
- (h) the main telephone line vault and all telephone lines to the vault (excluding the telephone lines out of the vault which exclusively service individual Homes); and
- (i) all waterlines which exclusively service irrigation for the common area landscaping and all electrical lines which exclusively services lighting (which lighting is subject to the Bend Development Code) and other electrical equipment for the common benefit of the Homes as designated by the Declarant or the Association (e.g., lamps installed in the common driveway or irrigation timers for the common area landscaping).

1.6 *Declaration* shall mean the covenants, conditions, restrictions, and all other provisions set forth in this Declaration.

1.7 *Declarant* shall mean and refer to Robert Bennett and William Perkins, each as to an undivided 50% interest, as tenants in common, and their successors or assigns, or any successor or assign to all or the remainder of their interest in the Property.

1.8 *General Plan of Development* shall mean Declarant's general plan of development of the Property, as approved by appropriate governmental agencies, as may be amended from time to time.

1.9 *Home* shall mean and refer to any portion of a structure situated on a Lot and designed and intended for use and occupancy as a residence by a single family or household.

1.10 *Lot* shall mean and refer to each and any of Lots 1 through 9.

1.11 *Members* shall mean and refer to the Owners of Lots in Wood River Ridge.

1.12 *Occupant* shall mean and refer to the occupant of a Home, whether such person is an Owner, a lessee, or any other person authorized by the Owner to occupy the Home.

1.13 *Owner* shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or a purchaser in possession of a Lot under a land sale contract, including without limitation the Declarant. The foregoing does not include persons or entities who hold an interest in any Lot merely as security for the performance of an obligation.

1.14 *Plat* shall mean and refer to the Plat of Wood River Ridge filed on June 30, 2009 in Plat Cabinet H, Page 944, (Document No. 2009-27786) in the plat records of Deschutes County, Oregon.

1.15 *Property* shall have the meaning attributed to such term in the Recitals of this Declaration.

1.16 *Reserve Account(s)* shall mean and refer to an account set up by the Board to hold funds for construction, improvements or maintenance of the Commonly Maintained Property.

1.17 *Rules and Regulations* shall mean and refer to the documents containing rules and regulations and policies adopted by the Board, as may be from time to time amended.

ARTICLE 2 PROPERTY SUBJECT TO THIS DECLARATION

2.1 **Development.** The development of Wood River Ridge Homeowners Association shall consist of the Property, which shall be held, transferred, sold, conveyed, and occupied subject to this Declaration. Declarant does not intend to build any improvements on the Property for common use by the Owners other than the paved roadways, driveways and parking areas.

2.2 **No Right to Annex Additional Property or to Withdraw Property.** Declarant reserves no right to annex additional property to or to withdraw property from Wood River Ridge.

ARTICLE 3 OWNERSHIP AND EASEMENTS

3.1 **Ownership of Lots.** Title to each Lot in Wood River Ridge shall be conveyed in fee to an Owner. If more than one person and/or entity owns an undivided interest in the same Lot, such persons and/or entities shall constitute one Owner.

3.2 Easements. Individual deeds to Lots may, but shall not be required to, set forth the easements specified in this Article. Each of the easements granted or reserved herein shall be deemed to be established upon the recordation of this Declaration and shall thenceforth be deemed to be covenants running with the land for the use and benefit of the Owners and their Lots and shall be superior to all other encumbrances applied against or in favor of any portion of the Property.

3.2.1 Easements on Plat. The Commonly Maintained Property and Lots are subject to the easements and rights-of-way shown on the Plat.

3.2.2 Easements for Commonly Maintained Area. Every Owner shall have a nonexclusive right and easement of use and enjoyment in and to the Commonly Maintained Property, including without limitation all paved roadways and driveways and parking areas.

3.2.3 Easements for Maintenance of Homes. Every Owner shall have a nonexclusive right of access over and across the first three feet of the perimeter of any adjoining Lots for the sole purpose of effecting maintenance, repairs and renovations on the Owner's Lot and Home. Such easement shall include a right of access over and across the roof of the adjoining Home, but only across the first three feet of the roof closest to the shared property line of the Homes and only for the purpose of effecting maintenance, repairs and renovations on the roof of the Owner's Home. Such easement rights shall be exercised in a manner reasonably calculated to minimize inconvenience to the adjoining Lot Owner and, where feasible, the Owner shall provide advance notice to the adjoining Lot Owner. Every Owner shall indemnify and hold harmless all other Owners for any loss or damage resulting from the acts or omission of such Owner or its agents, contractors or invitees.

3.2.4 Easements Reserved by Declarant. As long as Declarant owns any Lot, Declarant reserves an easement over, under, and across the Commonly Maintained Property in order to carry out sales activities necessary or convenient for the sale of Lots. Declarant, for itself and its successors and assigns, hereby retains a right and easement of ingress and egress to, from, over, in, upon, under, and across the Commonly Maintained Property and the right to store materials thereon and to make such other use thereof as may be reasonably necessary or incident to the construction of the improvements on the Property in such a way as not to interfere unreasonably with the occupancy, use, enjoyment, or access to an Owner's Lot by such Owner or such Owner's family, tenants, employees, guests, or invitees.

3.2.5 Additional Utility and Drainage Easements. Notwithstanding anything expressed or implied to the contrary, this Declaration shall be subject to all easements granted by Declarant for the installation and maintenance of utilities and drainage facilities necessary for the development of Wood River Ridge, or any such easements granted by the Association pursuant to this Declaration. No structure, planting, or other material that may damage or interfere with the installation or maintenance of utilities, that may change the direction of flow of drainage channels in the easements, or that may obstruct or retard the flow of water through drainage channels in the easement areas shall be placed or permitted to remain within any easement area.

3.2.6 Association's Easements. Declarant grants to the Association and its duly authorized agents and representatives such easements over the Lots are necessary to perform the duties and obligations of the Association, as set forth in this Declaration, the Bylaws, and the Articles, as the same may be amended. Furthermore, the Association shall have a nonexclusive right and easement in and to the Commonly Maintained Property, including without limitation all paved roadways and driveways and parking areas, utility vaults and lines, and other Commonly Maintained Property for the purpose of providing utility services to the Lots and maintaining, repairing and renovating the Commonly Maintained Property.

3.2.7 Easement to Governmental Entities. Declarant grants a nonexclusive easement over the Commonly Maintained Property to all governmental and quasi-government entities, agencies, utilities, and their agents for the purposes of performing their duties as utility providers.

ARTICLE 4 LOTS AND HOMES

4.1 Residential Use. Lots shall only be used for residential purposes. Except with the Board's consent, no trade, craft, business, profession, commercial, or similar activity of any kind shall be conducted on any Lot, and no goods, equipment, vehicles, materials, or supplies used in connection with any trade, service, or business shall be kept or stored on any Lot. Nothing in this Section 4.1 shall be deemed to prohibit (a) activities relating to the sale of residences, (b) the right of Declarant or any contractor or homebuilder to construct residences on any Lot, to store construction materials and equipment on such Lots in the normal course of construction, and to use any residence as a sales office or model home for purposes of sales in Wood river Ridge, and (c) the right of the Owner of a Lot to maintain such Owner's personal business or professional library, keep such Owner's personal business or professional records or accounts, handle such Owner's personal business or professional telephone calls, or confer with business or professional associates, clients, or customers in such Owner's residence.

4.2 Landscaping. Each Owner other than Declarant shall obtain the Board's prior approval of all landscaping plans before commencing installation of any landscaping. Landscaping shall be maintained in a neat, clean, attractive manner.

4.3 Maintenance of Lots and Homes. The Homes are designed and will be built as individual dwelling units—each with separate exterior demising walls and a small air gap between those exterior walls. The foundations of each Home are designed and will be built as separate foundations. Each Home will have a separate roof with capping that connects each roof at its edge with the adjoining roof. Maintenance and repair of the Home is the responsibility of the individual Owner. Each Owner shall maintain such Owner's Lot and all improvements in a clean and attractive condition, in good repair, and in such fashion as not to create a fire hazard. Such maintenance shall include, without limitation, maintenance of windows, doors, garage doors, walks, patios, chimneys, and other exterior improvements and glass surfaces. All repainting or restaining and exterior remodeling of any nature whatsoever shall be subject to prior review and approval by the Board. Each Owner shall repair damage caused to such Owner's Lot or improvements located thereon by fire, flood, storm, earthquake, riot, vandalism, or other causes within a reasonable period. Each Owner shall reasonable cooperate with the adjoining Owners to effect maintenance, repairs and renovations on the Owners' Homes where such maintenance, repairs and renovations may require access across the adjoining Owner's Home or Lot.

4.4 Rental of Homes. An Owner may rent or lease such Owner's Home or a portion thereof, provided that the following conditions are met:

4.4.1 Written Rental Agreements Required. The Owner and the tenant enter into a written rental or lease agreement specifying that (i) the tenant shall be subject to all provisions of the Declaration, Bylaws, and Rules and Regulations, and (ii) a failure to comply with any provision of the Declaration, Bylaws, and Rules and Regulations shall constitute a default under the rental or lease agreement;

4.4.2 Minimum Rental Period. The period of the rental or lease is not less than 30 days;

4.4.3 Tenant Must be Given Documents. The Owner gives each tenant a copy of the Declaration, Bylaws, and Rules and Regulations.

4.5 Animals. No animals, livestock, or poultry of any kind, other than a reasonable number of household pets that are not kept, bred, or raised for commercial purposes and that are reasonably controlled so as not to be a nuisance, shall be raised, bred, kept, or permitted within any Lot. Owners whose pets cause any inconvenience or unpleasantness to other Owners shall take all steps reasonably necessary to prevent recurrence thereof and Owners whose pets damage other Owners' Lots or personal property shall reimburse such other Owners for reasonable costs actually incurred by such other Owners in repairing such damage. An Owner shall ensure that such Owner's dog is leashed when on the Property and outside of such Owner's Lot. An Owner may be required to remove a pet on the receipt of the third notice in writing from the Board of a violation of any rule, regulation, or restriction governing pets within the Property. Dogs shall not be allowed outside unattended. Outside dog runs and kennels are prohibited.

4.6 Nuisance. No noxious, harmful, or offensive activities shall be carried out on any Lot or Commonly Maintained Property. Nor shall anything be done or placed on any Lot or Commonly Maintained Property that interferes with or jeopardizes the enjoyment of, or that is a source of annoyance to, the Owner or other Occupants.

4.7 Parking. Boats, trailers, commercial vehicles, mobile homes, campers, and other recreational vehicles or equipment, regardless of weight, shall be garaged and shall not be parked on any part of the Commonly Maintained Property for any reason, except loading or unloading. The garage in each Home shall be used to park the Occupant's vehicles. Parking on the Commonly Maintained Property is for use by visitors and guests only.

4.8 Vehicles in Disrepair. No Owner shall permit any vehicle that is in a state of disrepair, or that is not currently licensed, to be abandoned or to remain parked on the Commonly Maintained Property or on any street on or adjacent to the Property at any time and may not permit them on a Lot for a period in excess of 48 hours. A vehicle shall be deemed in a "state of disrepair" when the Board reasonably determines that its presence offends the occupants of the neighborhood. If an Owner fails to remove such vehicle within five days following the date on which the Association mails or delivers to such Owner a notice directing such removal, the Association may have the vehicle removed from the Property and charge the expense of such removal to the Owner as a Reimbursement Assessment, which may be collected and enforced as any other assessments imposed pursuant to the Declaration and Bylaws.

4.9 Signs. No signs shall be erected or maintained on any Lot except that not more than one "For Sale" or "For Rent" sign placed by the Owner or by a licensed real estate agent, not exceeding 24 inches high and 36 inches long, may be temporarily displayed on any Lot. The restrictions contained in this section shall not prohibit the temporary placement of "political" signs on any Lot by the Owner or Occupant. Provided, however, political signs shall be removed within three days after the election day pertaining to the subject of the sign. Real estate signs shall be removed within three days after the sale closing date.

4.10 Rubbish and Trash. No Lot shall be used for trash enclosures. Part of the Commonly Maintained Property as designated by the Board shall be used for trash enclosures. If an Owner fails to remove any trash, rubbish, garbage, yard rakings, or any similar materials from any Lot, any streets, or the Commonly Maintained Property where deposited by such Owner or the Occupants of such Owner's Lot after notice has been given by the Board to the Owner, the Association may have such materials removed and charge the expense of such removal to the Owner. Such charge shall constitute a

Reimbursement Assessment, which may be collected and enforced as any other assessments imposed pursuant to the Declaration and Bylaws.

4.11 Fences and Hedges. No fences or boundary hedges shall be installed or replaced without prior written approval of the Board. Any approved fences shall be of the same style as installed by the Declarant.

4.12 Service Facilities. Service facilities (fuel tanks, clotheslines, etc.) shall be screened so that such facilities are not visible at any time from the street or a neighboring property. All telephone, electrical, cable television, and other utility installations shall be placed underground in conformance with applicable law and subject to approval by the Board.

4.13 Antennas and Satellite Dishes. Except as otherwise provided by law or this section, no exterior antennas, satellite dishes, microwave, aerial, tower, or other devices for the transmission or reception of television, radio, or other forms of sound or electromagnetic radiation shall be erected, constructed, or placed on any Lot. With prior written consent from the Board, exterior satellite dishes or antennas with the smallest workable surface diameter and antennas designed to receive television broadcast signals only may be placed on any Lot if they are not visible from the street and are screened from neighboring Lots. The Board may adopt reasonable rules and regulations governing the installation, safety, placement, and screening of such antennas, satellite dishes, and other transmission devices. Such rules shall not unreasonably delay or increase the cost of installation, maintenance, or use or preclude reception of a signal of acceptable quality. (The Board, in its sole discretion, may determine what constitutes a signal of acceptable quality.) Such rules may prohibit installation of exterior satellite dishes or antennas if signals of acceptable quality can be received by placing antennas inside a Home without causing an unreasonable delay or cost increase.

4.14 Exterior Lighting; Noise-making Devices and Windows. Except with the consent of the Board, no exterior lighting or noise-making devices, other than security and fire alarms, shall be installed or maintained on any Lot. Furthermore, every Owner shall install neutral colored curtains or shades on every window in the Home prior to occupancy.

4.15 Basketball Hoops. No Owner may install a permanent basketball hoop on any Lot without the Board's prior approval. The Board may, in its discretion, prohibit such basketball hoops. Basketball hoops shall be prohibited on the Commonly Maintained Property and on any Lot if the area of play is intended to be the street or any Commonly Maintained Property.

4.16 Damage or Destruction to Home and/or Lot. If all or any portion of a Lot or Home is damaged by fire or other casualty, the Owner shall either (a) restore the damaged improvements or (b) remove all damaged improvements, including foundations, and leave the Lot in a clean and safe condition. Any restoration proceeding under (a) above must be performed so that the improvements are in substantially the same condition in which they existed before the damage. The Owner must commence such work within 60 days after the damage occurs and must complete the work within nine months thereafter.

4.17 Right of Maintenance and Entry by Association. If an Owner fails to perform maintenance and/or repair that such Owner is obligated to perform pursuant to this Declaration, and if the Board determines, after notice, that such maintenance and/or repair is necessary to preserve the attractiveness, quality, nature, and/or value of Wood River Ridge, the Board may cause such maintenance and/or repair to be performed and may enter any such Lot whenever entry is necessary in connection with the performance thereof. An Owner may request, and the Board shall conduct, a hearing on the matter.

The Owner's request shall be in writing delivered within five days after receipt of the notice, and the hearing shall be conducted within not less than five days nor more than 20 days after the request for a hearing is received. Entry shall be made with as little inconvenience to an Owner as practicable and only after advance written notice of not less than 48 hours, except in emergency situations. The costs of such maintenance and/or repair shall be chargeable to the Owner of the Lot as a Reimbursement Assessment, which may be collected and enforced as any other assessments authorized hereunder.

4.19 Association Rules and Regulations. The Board from time to time may adopt, modify, or revoke such Rules and Regulations governing the conduct of persons and the operation and use of Lots and the Commonly Maintained Property Area as it may deem necessary or appropriate to assure the peaceful and orderly use and enjoyment of the Property and the administration and operation of the Association. A copy of the Rules and Regulations, upon adoption, and a copy of each amendment, modification, or revocation thereof, shall be delivered by the Board promptly to each Owner and shall be binding upon all Owners and occupants of all Lots on the date of delivery or actual notice thereof. The method of adoption of such Rules and Regulations shall be provided in the Bylaws of the Association.

4.20 Temporary Structures. No structure of a temporary character or any trailer, tent, shack, shed, garage, barn or other outbuilding shall be installed or used on any Lot, either temporarily or permanently, without the prior written consent of the Board.

4.21 Declarant Exemptions. Declarant shall be exempt from the application of Section 4.9 (Signs).

ARTICLE 5 COMMONLY MAINTAINED PROPERTY

5.1 Use of Commonly Maintained Property. Use of the Commonly Maintained Property is subject to the provisions of this Declaration and the Articles, Bylaws and the Rules and Regulations adopted by the Board. No alterations or additions to the Commonly Maintained Property shall be permitted without prior consent of the Board.

5.2 Maintenance of Commonly Maintained Property. The Association shall be responsible for maintenance, repair, and replacement of the Commonly Maintained Property.

5.3 Alterations to Commonly Maintained Property. Only the Association shall construct, reconstruct, or alter any improvement located on the Commonly Maintained Property.

5.4 Funding. Expenditures for alterations, maintenance, or repairs to an existing improvement for which a reserve has been collected shall be made from the Reserve Account. The Board may levy a special assessment to fund any construction, alteration, repair, or maintenance of an improvement (or any other portions of the Commonly Maintained Property) for which no reserve has been collected or for which the Reserve Account is insufficient to cover the cost of the proposed improvement.

5.5 Damage or Destruction of Commonly Maintained Property. If all or any portion of the Commonly Maintained Property is damaged or destroyed by an Owner or any of Owner's guests, Occupants, tenants, licensees, agents, or members of Owner's family in a manner that would subject such Owner to liability for such damage under Oregon law, such Owner hereby authorizes the Association to repair such damage. The Association shall repair the damage and restore the area in workmanlike manner as originally constituted or as may be modified or altered subsequently by the Association in the

discretion of the Board. Reasonable costs incurred in connection with effecting such repairs shall become a special assessment on the Lot and against the Owner who caused or is responsible for such damage.

5.6 Power of Association to Grant Easements. The Association has no right to sell, dedicate, transfer, grant a security interest in any portion of the Commonly Maintained Property. However, the Association shall have the right to grant easements for utility-related purposes across or to the Commonly Maintained Property upon approval by 80% of the votes of the Owners.

ARTICLE 6 MEMBERSHIP IN THE ASSOCIATION

6.1 Association and Members. The Wood River Ridge Homeowners Association will be formed by the Declarant as an Oregon nonprofit corporation. Each Owner shall be a member of the Association. Membership in the Association shall be appurtenant to, and may not be separated from, ownership of any Lot. Transfer of ownership of a Lot shall automatically transfer membership in the Association. Without any other act or acknowledgment, Occupants and Owners shall be governed and controlled by this Declaration, the Articles, Bylaws, and the Rules and Regulations of the Association and any amendments thereof.

6.2 Voting Rights. The Owners shall have one (1) vote for each Lot owned by such Owners with respect to all matters on which Owners are entitled to vote. However, until the date on which 75% of the total number of Lots in Wood River Ridge have been sold and conveyed to Owners other than Declarant, Declarant shall have three (3) votes for each Lot owned by Declarant. When more than one person or entity owns a Lot, the vote for such Lot may be cast as they shall determine, but in no event shall fractional voting be allowed. Fractional or split votes shall be disregarded, except for purposes of determining a quorum.

6.3 Proxy. Each Owner may cast such Owner's vote in person, by written ballot, or pursuant to a proxy executed by such Owner. An Owner may not revoke a proxy, except by actual notice of revocation to the person presiding over a meeting of the Association. A proxy shall not be valid if it is undated or purports to be revocable without notice. A proxy shall terminate one year after its date, unless the proxy specifies a shorter term.

6.4 Procedure. All meetings of the Association, the Board, and Association committees shall be conducted with such rules of order as may from time to time be adopted by the Board. Notwithstanding which rule of order is adopted, the President shall be entitled to vote on all matters, not merely to break a tie vote. A tie vote does not constitute a majority or approval of any motion or resolution.

ARTICLE 7 DECLARANT CONTROL

7.1 Interim Board and Officers. Declarant hereby reserves administrative control of the Association. Declarant, in its sole discretion, shall have the right to appoint and remove members of an interim board (the "Interim Board"), which shall manage the affairs of the Association and be invested with all powers and rights of the Board until the Turnover Meeting (as hereinafter defined). The Interim Board shall consist of from one to three members.

7.2 Turnover Meeting. Declarant shall call a meeting for the purposes of turning over administrative control of the Association from Declarant to the members (the "Turnover Meeting") within 60 days of the earlier of the following dates:

7.2.1 Latest Date. The date on which all the Lots in Wood River Ridge have been sold and conveyed to Owners other than Declarant;

7.2.2 Optional Turnover. The date on which Declarant has elected in writing to turnover. Declarant shall give notice of the Turnover Meeting to each Owner as provided in the Bylaws. If Declarant does not call the Turnover Meeting required in this section, any Owner may do so.

ARTICLE 8 DECLARANT'S SPECIAL RIGHTS

8.1 General. Declarant is undertaking the work of developing Lots and other improvements within Wood River Ridge. The completion of the development work and the marketing and sale of the Lots is essential to the establishment and welfare of the Property as a residential community. Until the Homes on all Lots on the Property have been constructed, fully completed, and sold, with respect to the Commonly Maintained Property and each Lot on the Property, Declarant shall have the special rights set forth in this Article 8.

8.2 Marketing Rights. Declarant shall have the right to maintain a sales office and model on one or more of the Lots that Declarant owns. Declarant and prospective purchasers and their agents shall have the right to use and occupy the sales office and models during reasonable hours any day of the week. Declarant may maintain a reasonable number of "For Sale" signs at reasonable locations on the Property, including, without limitation, on the Commonly Maintained Property.

ARTICLE 9 FUNDS AND ASSESSMENTS

9.1 Purpose of Assessments; Expenses. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, aesthetics, and welfare of the Owners and Occupants of Wood River Ridge, for the improvement, operation, and maintenance of the Commonly Maintained Property, for the administration and operation of the Association and for property and liability insurance.

9.2 Covenants to Pay. Declarant and each Owner covenant and agree to pay the Association the assessments and any additional charges levied pursuant to this Declaration or the Bylaws. Unless otherwise provided in this Declaration or the Bylaws, all assessments for operating expenses, repairs and replacement, and reserves shall be allocated equally among the Lots.

9.2.1 Funds Held in Trust. The assessments collected by the Association shall be held by the Association for and on behalf of each Owner and shall be used solely as set forth in Section 9.1. On the sale or transfer of any Lot, the Owner's interest in such funds shall be deemed automatically transferred to the successor in interest to such Owner.

9.2.2 Offsets. No offsets against any assessment shall be permitted for any reason, including, without limitation, any claim that the Association is not properly discharging its duties.

9.2.3 Right to Profits. Association profits, if any, shall be the property of the Association and shall be contributed to the Current Operating Account.

9.3 Basis of Assessment; Commencement of Assessments. Declarant shall pay all common expenses of the Association until the Lots are assessed for common expenses. The amount and date of commencement of the initial annual assessment to Owners other than Declarant shall be determined by Declarant, but shall commence no later the date on which 75% of the total number of Lots in Wood River Ridge have been sold and conveyed to Owners other than Declarant. In the sole and unfettered discretion of Declarant, Declarant may defer payment of reserves for a Lot until the Lot is conveyed to a third party. However, Declarant may not defer payment of accrued reserves beyond the date of the Turnover Meeting.

9.4 Annual Assessments. Annual assessments for each fiscal year shall be established when the Board approves the budget for that fiscal year. The initial annual assessment shall be determined by Declarant and shall be prorated on a monthly basis at the time of the closing of the first sale from Declarant. For proration purposes, any portion of a month shall count as a full month. Annual assessments shall be payable on a periodic bases, not more frequently than monthly, as determined by the Board. The fiscal year shall be the calendar year unless another year is adopted by vote of the Association members.

9.4.1 Budgeting. Each year the Board shall prepare, approve, and make available to each Member a pro forma operating statement (budget) containing (a) estimated revenue and expenses on an accrual basis; (b) the amount of the total cash reserves of the Association currently available for replacement or major repair of the Commonly Maintained Property and for contingencies; (c) an itemized estimate for the remaining life of, and the methods of funding to defray repair, replacement, or additions to major components of such improvements; and (d) a general statement setting forth the procedures used by the Board in the calculation and establishment of reserves to defray the costs of repair, replacement, or additions to major components of the Commonly Maintained Property. Notwithstanding that budgeting shall be done on an accrual basis, the Association's books shall be kept on a cash basis and the Association shall be a cash basis taxpayer, unless applicable governmental regulations require otherwise. For the first fiscal year, the budget shall be approved by the Board no later than the date on which annual assessments are scheduled to commence. Thereafter, the Board shall annually prepare and approve the budget no later than November 30 of each year, and distribute a copy to each Member, together with written notice of the amount of the annual assessments to be levied against the Owner's Lot, within 30 days after adoption of such budget.

9.4.2 Allocation of Assessments. The total amount in the budget shall be charged against all Lots as annual assessments equally.

9.4.3 Nonwaiver of Assessments. If before the expiration of any fiscal year the Association fails to fix annual assessments for the next fiscal year, the annual assessments established for the preceding year shall continue until a new annual assessment is fixed.

9.5 Special Assessments. The Board and/or the Owners shall have the power to levy special assessments against an Owner or all Owners in the following manner for the following purposes:

9.5.1 Correct Deficit. To correct a deficit in the operating budget, by vote of a majority of the Board;

9.5.2 Special Obligations of an Owner. To collect amounts due to the Association from an Owner for breach of the Owner's obligations under this Declaration, the Bylaws, or the Rules and Regulations, by vote of a majority of the Board;

9.5.3 Repairs. To collect additional amounts necessary to make repairs or renovations to the Commonly Maintained Property if sufficient funds are not available from the operating budget or replacement reserve accounts, by vote of a majority of the Board; or

9.5.4 Capital Improvements. To make capital acquisitions, additions or improvements, by vote of at least 80% of all votes allocated to the Lots.

9.5.5 Reimbursement Assessments. The Association shall levy a reimbursement assessment against any Owner and such Owner's Lot if a failure to comply with this Declaration, Bylaws, or any Rules and Regulations has (a) necessitated an expenditure of monies by the Association to effect compliance or (b) resulted in the imposition of a fine or penalty against such Owner or such Owner's Lot (a "Reimbursement Assessment"). A Reimbursement Assessment shall be due and payable to the Association when levied. A Reimbursement Assessment shall not be levied by the Association except on at least 10 days' written notice to the Owner being assessed. If, within said 10-day period, the Owner makes a written request to the Board for a hearing, a hearing shall be held. On request for a hearing, the Board shall conduct it not less than 10 nor more than 30 days after the request by the Owner, and shall make its decision within not more than 30 days after the hearing is held. If a notice has been previously given, and the hearing has already been held or waived (in writing or by the Owner's failure to appear) for the violation resulting in the Reimbursement Assessment, no additional notice and hearing is required before levying the Reimbursement Assessment.

9.6 Accounts.

9.6.1 Types of Accounts. Assessments collected by the Association shall be deposited into at least two separate accounts with a bank, which accounts shall be clearly designated as (a) the "Current Operating Account" and (b) the "Reserve Account." The Board shall deposit those portions of the assessments collected for current maintenance and operation into the Current Operating Account and shall deposit those portions of the assessments collected as reserves for replacement and deferred maintenance of capital improvements into the Reserve Account. Withdrawal of funds for the Association's Reserve Account shall require the signatures of either two Directors or one Director and an officer of the Association who is not a Director. In its books and records, the Association shall account separately for operating expenses relating to the Commonly Maintained Property and operating expenses relating to all other matters, as well as for necessary reserves relating to the Commonly Maintained Property and necessary reserves relating to all other matters.

9.6.2 Reserve Account. Declarant shall establish a Reserve Account, in the name of the Association, which shall be kept separate from all other funds held by the Association. The Association shall pay out of the Reserve Account only those costs that are attributable to the maintenance, repair, or replacement of Commonly Maintained Property that normally requires replacement, in whole or in part, within one to 30 years and not for regular or periodic maintenance and expenses. No funds collected for the Reserve Account may be used for ordinary current maintenance and operation purposes.

9.6.2.1 Calculation of Reserve Assessment; Reserve Study. The Board of Directors of the Association shall annually conduct a reserve study, or review and update an existing study, of the Commonly Maintained Property to determine the reserve account requirements. A reserve account shall be established for those items of the Commonly Maintained Property all or part of which will normally require replacement in more than one and less than 30 years, for exterior painting, and for the maintenance, repair, or replacement of other items as may be required under the Declaration or Bylaws or that the Board of Directors, in its discretion, may deem appropriate. The reserve account need

not include items that could reasonably be funded from operating assessments. The reserve study shall include:

- (a) identification of all items for which reserves are required to be established;
- (b) the estimated remaining useful life of each item as of the date of the reserve study;
- (c) the estimated cost of maintenance, repair or replacement of each item at the end of its useful life; and
- (d) a 30-year plan with regular and adequate contributions, adjusted by estimated inflation and interest earned on reserves, to meet the maintenance, repair and replacement schedule.

The reserve account assessment shall be allocated pursuant to Section 9.4.2.

9.6.2.2 Loan from Reserve Account. After the Turnover Meeting, the Board may borrow funds from the Reserve Account to meet high seasonal demands on the Association's regular operating fund or to meet unexpected increases in expenses. Funds borrowed must be repaid later from assessments if the Board has adopted a resolution, which may be an annual continuing resolution, authorizing the borrowing of funds. Not later than the adoption of the budget for the following year, the Board shall adopt by resolution a written payment plan providing for repayment within a reasonable period.

9.6.2.3 Increase or Reduction, or Elimination of Reserve Account Assessment. At any time after the second year after the Turnover Meeting, future assessment for the Reserve Account may be increased or reduced by not less than 75% of the voting rights of Owners that are eligible to vote.

9.6.2.4 Investment of Reserve Account. Nothing in this Section 9.6 prohibits the prudent investment of Reserve Account funds, subject to any constraints imposed by the Board, the Bylaws, or the Rules and Regulations.

9.6.2.5 Refunds of Assessments. Assessments paid into the Reserve Account are the property of the Association and are not refundable to sellers or Owners of Lots. Sellers or Owners of Lots may treat their outstanding share of the Reserve Account's balance as a separate item in the sales contract providing for the conveyance of their Lot.

9.6.3 Current Operating Account. All costs other than those to be paid from the Reserve Account pursuant to Section 9.6.2 may be paid from the Current Operating Account, including without limitation any cost for utility services to the Commonly Maintained Property.

9.7 Default in Payment of Assessments, Enforcement of Liens.

9.7.1 Personal Obligation. All assessments properly imposed under this Declaration or the Bylaws shall be the joint and several personal obligation of all Owners of the Lot to which such assessment pertains. In a voluntary conveyance (i.e., one other than through foreclosure or a deed in lieu of foreclosure), the grantees shall be jointly and severally liable with the grantors for all Association

assessments imposed through the recording date of the instrument effecting the conveyance. A suit for a money judgment may be initiated by the Association to recover such assessments without either waiving or foreclosing the Association's lien.

9.7.2 Association Lien. The Association shall have a lien against each Lot for any assessment (of any type provided for by this Declaration or the Bylaws) or installment thereof that is delinquent. Such lien shall accumulate all future assessments or installments, interest, late fees, penalties, fines, attorney fees (whether or not suit or action is instituted), actual administrative costs, and other appropriate costs properly chargeable to an Owner by the Association, until such amounts are fully paid. Recording of the Declaration constitutes record notice and perfection of the lien. Said lien may be foreclosed at any time pursuant to the Planned Community Act. The Association shall record a notice of a claim of lien for assessments and other charges in the deed records of Deschutes County, Oregon, before any suit to foreclose may be filed. The lien of the Association shall be superior to all other liens and encumbrances except property taxes and assessments, any first mortgage, deed of trust or land sale contract recorded before the Association's notice of lien, and any mortgage or deed of trust granted to an institutional lender that is recorded before the Association's notice of lien.

9.7.3 Interest; Fines; Late Fees; Penalties. The Board, in its reasonable discretion, may from time to time adopt resolutions to set the rate of interest and to impose late fees, fines, and penalties on delinquent assessments or for violations of the provisions of this Declaration, the Bylaws, and the Rules and Regulations adopted by the Board. The adoption of such impositions shall be communicated to all Owners in writing not less than 30 days before the effective date by a notice mailed to the assessment billing address of such Owners. Such impositions shall be considered assessments that are lienable and collectible in the same manner as any other assessments; provided, however, that fines or penalties for violation of this Declaration, the Bylaws, or any rule and regulation, other than late fees, fines, or interest arising from an Owner's failure to pay regular, special, or reimbursement assessments may not be imposed against an Owner or such Owner's Lot until such Owner is given an opportunity for a hearing as elsewhere provided herein.

9.7.4 Acceleration of Assessments. If an Owner is delinquent in payment of any assessment or installment on any assessment, the Association, on not less than 10 days' written notice to the Owner, may accelerate the due date of the full annual assessment for that fiscal year and all future installments of any special assessments.

9.7.5 Association's Right to Rents; Receiver. In any foreclosure suit by the Association with respect to such lien, the Association shall be entitled to collect reasonable rent from the defaulting Owner for the use of such Owner's Lot or shall be entitled to the appointment of a receiver.

ARTICLE 10 GENERAL PROVISIONS

10.1 Records. The Board shall preserve and maintain minutes of the meetings of the Association, the Board and any committees. The Board also shall keep detailed and accurate financial records, including individual assessment accounts of Owners, the balance sheet, and income and expense statements. Individual assessment accounts shall designate the name and address of the Owner or Owners of the Lot, the amount of each assessment as it becomes due, the amounts paid on the account, and the balance due on the assessments. The minutes of the Association, the Board and Board committees, and the Association's financial records shall be maintained in the State of Oregon and reasonably available for review and copying by the Owners. A reasonable charge may be imposed by the Association for providing copies.

10.2 Indemnification of Directors, Officers, Employees, and Agents. The Association shall indemnify any Director, officer, employee, or agent who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative (other than an action by the Association) by reason of the fact that such person is or was a Director, officer, employee, or agent of the Association or is or was serving at the request of the Association as a Director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against expenses (including attorney fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by said person in connection with such suit, action, or proceeding if such person acted in good faith and in a manner that such person reasonably believed to be in, or not opposed to, the best interest of the Association, and, with respect to any criminal action or proceedings, had no reasonable cause to believe that such person's conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or with a plea of nolo contendere or its equivalent, shall not of itself create a presumption that a person did not act in good faith and in a manner that such person reasonably believed to be in, or not opposed to, the best interest of the Association, and, with respect to any criminal action or proceedings, had reasonable cause to believe that such person's conduct was unlawful. Payment under this clause may be made during the pendency of such claim, action, suit, or proceeding as and when incurred, subject only to the right of the Association to reimbursement of such payment from such person, should it be proven at a later time that such person had no right to such payments. All persons who are ultimately held liable for their actions on behalf of the Association as a Director, officer, employee, or agent shall have a right of contribution over and against all other Directors, officers, employees, or agents and members of the Association who participated with or benefited from the acts that created said liability.

10.3 Enforcement; Attorney Fees. The Association and the Owners and any mortgagee holding an interest on a Lot shall have the right to enforce all of the covenants, conditions, restrictions, reservations, easements, liens, and charges now or hereinafter imposed by any of the provisions of this Declaration as may appertain specifically to such parties or Owners by any proceeding at law or in equity. Failure by either the Association or by any Owner or mortgagee to enforce any covenant, condition, or restriction herein contained shall in no event be deemed a waiver of their right to do so thereafter. In the event suit or action is commenced to enforce the terms and provisions of this Declaration (including without limitations, for the collection of assessments), the prevailing party shall be entitled to its actual administrative costs incurred because of a matter or event that is the subject of the suit or action, attorney fees and costs in such suit or action to be fixed by the trial court, and in the event of an appeal, the cost of the appeal, together with reasonable attorney fees, to be set by the appellate court. In addition thereto, the Association shall be entitled to its reasonable attorney fees and costs incurred in any enforcement activity or to collect delinquent assessments, together with the Association's actual administrative costs, whether or not suit or action is filed.

10.4 Severability. Invalidation of any one of these covenants, conditions, or restrictions by judgment or court order shall not affect the other provisions hereof and the same shall remain in full force and effect.

10.5 Duration. The covenants, conditions, and restrictions of this Declaration shall run with and bind the land for a term of 35 years from the date of this Declaration being recorded, after which time they shall be automatically extended for successive periods of 10 years, unless rescinded by a vote of at least 90% of the voting rights of the Owners and 90% of the first mortgagees; provided, however, that amendments that do not constitute rescission of the planned community may be adopted as provided in Section 10.6.

10.6 Amendment. Except as otherwise provided in Section 10.5 or ORS 94.590, and the restrictions set forth elsewhere herein, this Declaration may be amended at any time by an instrument approved by not less than 75% of the voting rights of Owners that are eligible to vote. Any amendment must be executed, recorded, and certified as provided by law; provided, however, that no amendment of this Declaration shall effect an amendment of the Bylaws or Articles without compliance with the provisions of such documents, and the Oregon Nonprofit Corporation Act and that no amendment affecting the general plan of development or any other right of Declarant herein contained may be effected without the express written consent of Declarant or its successors and assigns, including, without limitation, amendment of this Section 10.6.

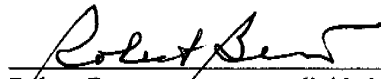
10.7 Release of Right of Control. Declarant may give up its right of control in writing at any time by notice to the Association.

10.8 Unilateral Amendment by Declarant. In addition to all other special rights of Declarant provided in this Declaration, Declarant may amend this Declaration in order to comply with the requirements of the Federal Housing Administration of the United States, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Mortgage Loan Corporation, any department, bureau, board, commission, or agency of the United States or the State of Oregon, or any other state in which the Lots are marketed and sold, or any corporation wholly owned, directly or indirectly, by the United States or the State of Oregon, or such other state, the approval of which entity is required in order for it to insure, guarantee, or provide financing in connection with development of the Property and sale of Lots. Before the Turnover Meeting, no such amendment shall require notice to or approval by any Owner.

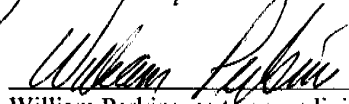
10.9 Resolution of Document Conflicts. In the event of a conflict among any of the provisions in the documents governing Wood River Ridge, such conflict shall be resolved by looking to the following documents in the order shown below:

1. Declaration;
2. Articles;
3. Bylaws;
4. Rules and Regulations.

IN WITNESS WHEREOF, Declarant has executed this instrument as of the 30th day of June, 2009.



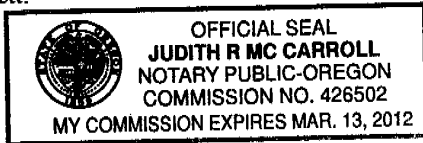
Robert Bennett, as to an undivided 50% interest

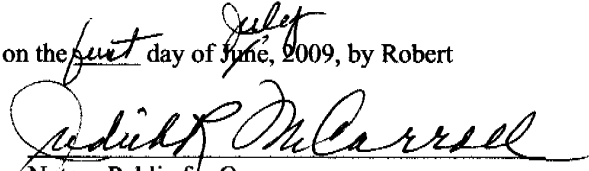


William Perkins, as to an undivided 50% interest

STATE OF OREGON)
County of Deschutes) ss.

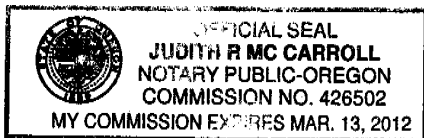
This instrument was acknowledged before me on the first day of July, 2009, by Robert Bennett.

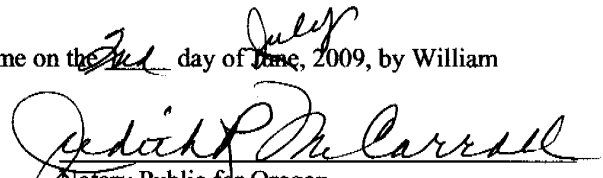



Notary Public for Oregon

STATE OF OREGON)
County of Deschutes) ss.

This instrument was acknowledged before me on the 3rd day of July, 2009, by William Perkins.




Notary Public for Oregon