

WF II

VOL 350, PAGE 76

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SUPPLEMENTAL DECLARATION
OF UNIT OWNERSHIP FOR
WILDFLOWER/SUNRIVER II
STAGE III

Units
53-66

This Supplemental Declaration is made pursuant to the provisions of the Oregon Unit Ownership Law this 6th day of November, 1981, by North Shore Development Corporation, an Oregon corporation, herein called Declarant.

Recitals

A. Declarant has acquired certain real property in Sunriver, Deschutes County, Oregon, which is contiguous to property which has been developed as Wildflower/Sunriver II Condominiums, Stages I and II. Wildflower/Sunriver II, Stage I was submitted to the condominium form of use and ownership by a Declaration ("the Declaration"), filed for record on December 15, 1978 in the records of Deschutes County, Oregon in Book 289, Page 906 thereof. The Bylaws of the Wildflower/ Sunriver II Association ("the Bylaws") were recorded April 12, 1979, in Book 296 at Page 800 in the Deschutes County, Oregon records. Certain condominium improvements have been made on such property pursuant to the terms of that Declaration.

B. Wildflower/Sunriver II, Stage II was annexed to the Wildflower/Sunriver II Condominium by a Supplemental

Declaration filed for record on June 11, 1979 in the records of Deschutes County, Oregon in Volume 300, Page 689 thereof.

C. Declarant intends, by filing this Supplemental Declaration, to annex certain additional real property, and improvements being or to be constructed thereon, to the property submitted to unit ownership by the filing of the above-described Declaration, and by the previously filed Supplemental Declaration. As purchaser of the property to be submitted to the Unit Ownership Law by this Supplemental Declaration, Declarant is the successor to the joint venture which submitted previous phases of Wildflower/Sunriver II to the Unit Ownership Law.

D. Declarant intends to submit additional property and improvements to the provisions of the Oregon Unit Ownership Law and to impose upon such additional property and improvements the restrictions and benefits contained in the Declaration and in the Bylaws.

Therefore, declarant declares that the property described below, together with all improvements constructed and to be constructed thereon, are by this Supplemental Declaration submitted to the provisions of the Oregon Unit Ownership Law and annexed to the Wildflower/Sunriver II which was established by the filing of the Declaration described above, pursuant to the terms set forth below.

1. Incorporation by Reference.

The Declaration described in Recital "A" above is

hereby incorporated by this reference as if fully set forth herein.

2. Name.

The name by which the project is known is Wildflower/Sunriver II (an Oregon Condominium) and the name by which the property declared hereunder is to be known is Wildflower/Sunriver II, Stage III.

3. Description of Land.

The land subject to this Supplemental Declaration and submitted herewith to the Oregon Unit Ownership Law is described in Exhibit "A" to this Supplemental Declaration. Such Exhibit is by this reference incorporated herein. Such land will be developed as Wildflower/Sunriver II, Stage III.

4. Use Intended.

Except as permitted pursuant to the Declaration, each of the units in the Wildflower/Sunriver II, Stage III shall be used for single-family residential purposes only.

5. Description of Buildings.

Wildflower/Sunriver II, Stage III contains seven two-story buildings, without basements. Each building is a duplex, containing two units. The buildings are of wood frame construction, with concrete foundations, wood siding and shake roofs.

6. Number and Description of Units.

(a) Wildflower/Sunriver II is being developed in three stages. Stages I and II have been constructed and submitted

to the Unit Ownership Law. Stage I consists of 22 condominium units and the common elements appurtenant thereto. Stage II consists of 12 condominium units and the common elements appurtenant thereto. Stage III, submitted herewith, consists of 14 additional condominium units and the common elements appurtenant thereto.

(b) Wildflower/Sunriver II, Stage III contains 14 units of identical design. Each such unit has two stories, contains two bedrooms, two and one-half bathrooms and has a total floor area of approximately 1,488 square feet. The dimensions and designations of each unit are shown in the plans filed simultaneously herewith and by this reference incorporated herein.

7. Common Elements.

General commons 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 parameter of walls, floors and ceilings, exterior installation of telephone, power, light, gas, hot and cold water, heating, refrigeration, air-conditioning, waste disposal and incinerating, and television cable.

8. Percentage Interests.

Upon annexation of State III, the owners of each unit in Wildflower/Sunriver II (Stages I through III) will have a 1/48th interest in the common elements.

9. Reservation of Easements.

Declarant and its agents, successors and assigns shall have an easement over and upon the common elements for the purpose of installing landscaping and irrigation systems as common elements within Stage III, making repairs to structures, and carrying out sales and rental activities necessary or convenient for the sale or rental of units, including, without limitation, the right to use the units owned by Declarant as sales offices or model units.

Declarant

NORTH SHORE DEVELOPMENT CORPORATION

By: [Signature]

STATE OF OREGON)
County of Deschutes) ss.:

The foregoing instrument was acknowledged before me this 22d day of October, 1981, by Daniel P. Kehoe President of NORTH SHORE DEVELOPMENT CORPORATION, an Oregon corporation, on behalf of the corporation.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-24-82

The foregoing instrument is approved this 5rd day of November, 1981.

WILLIAM F. GWINN
Real Estate Commissioner

By: [Signature]

EXHIBIT "A"

A parcel of land being a portion of the recorded Plat No. 188 of "Fairway Condominiums, Tracts A, B and C", Deschutes County, Oregon being more particularly described as follows:

Commencing at the Northeast corner of Section 5, Township 20 South, Range 11 East, Willamette Meridian; thence South 89° 10' 08" West a distance of 2,652.83 feet to the North one-quarter corner of said Section 5; thence South 52° 25' 08" East a distance of 0.56 feet to the initial point for the condominium plat of "Wildflower/Sunriver II, Stage II", Deschutes County, Oregon; thence along the Westerly boundary of said plat, North 14° 39' 11" West a distance of 137.54 feet; thence, continuing along said boundary, North 01° 42' 43" East a distance of 93.00 feet to the point of beginning for this description; thence North 01° 42' 43" East a distance of 81.48 feet; thence North 02° 26' 32" East a distance of 284.89 feet; thence North 32° 52' 43" East a distance of 154.94 feet to a point on the Southerly right-of-way line of Abbot Drive; thence, along said right-of-way line, the following courses: on the arc of a 370.00 foot radius curve to the right, 59.44 feet, the chord of which bears South 50° 02' 22" East a distance of 59.38 feet; thence South 45° 26' 13" East a distance of 239.21 feet; thence, on the arc of a 49.58 foot radius curve to the right, 75.23 feet, the chord of which bears South 01° 58' 16" East a distance of 68.22 feet; thence on the arc of a 150.00 foot radius curve to the left, 150.39 feet, the chord of which bears South 12° 46' 47" West a distance of 144.17 feet; thence leaving said right-of-way line, South 74° 03' 30" West a distance of 296.49 feet to the point of beginning for this description.

TOGETHER WITH an easement across the recorded condominium plat of Wildflower/Sunriver II, Stage II, for roadway purposes being 24 feet in width and lying 12 feet on either side of the following described centerline.

Commencing at the Southeast corner of the aforementioned condominium plat; thence North 81° 30' 41" West along the South boundary of said plat and the Northerly boundary line of Island Road 97.57 feet to the true point of beginning for the centerline being described; thence along said centerline the following courses and distances: North 25° 18' 51" East a distance of 14.68 feet; thence North 45° 36' 15" East a distance of 94.60 feet; thence North 14° 55' 00" East a distance of 75.82 feet; thence North 03° 54' 06" West a distance 95.08 feet; thence North 42° 07' 21" East a distance of 99.12 feet; thence North 06° 01' 28" East a distance of 57.65 feet; thence North 14° 52' 12" West a distance of 40.25 feet to the Northerly boundary of the aforesaid condominium plat which is also the terminus for this easement description.

NOTE: These will be known as Wildflower II, Stage III, Condominiums.

EXHIBIT "A"

9852

STATE OF OREGON

County of Deschutes

I hereby certify that the within and foregoing instrument of writing was received for Record on the 16 day of July A.D. 1987 at 9:31 o'clock A. M. and recorded in Book 254 on Page 76 Record of Deeds

ROSEMARY PATTERSON
County Clerk

By Deann P. Hill Deputy