

90-06170

DECLARATIONS, RESTRICTIONS,
PROTECTIVE COVENANTS AND CONDITIONS
FOR
RIVER VIEW VISTA ESTATES

This Declaration of Covenants, Conditions, and Restrictions is made this 8th day of March, 1990, by RIVER VIEW VISTA ESTATES, hereinafter referred to as "Declarant".

WHEREAS, Declarant is the owner of the real property described in Exhibit "A", attached hereto and incorporated herein by reference. Declarant intends by this Declaration to impose upon the Properties mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of residential property within RIVER VIEW VISTA ESTATES, the planned unit development made subject to this Declaration and amendments thereto by the recording of this Declaration. Declarant desires to establish a method for the administration, maintenance, preservation, use, and enjoyment of such Properties as are now or may hereafter be subjected to this Declaration;

WHEREAS, the property described on Exhibit "A" shall be part of the Eagle Crest Planned Community, the development plan for which is more fully described in the "Master Declaration" (as defined herein). The property is to be considered a "condominium" under the terms of the Master Declaration.

NOW, THEREFORE, Declarant hereby declares that all the Properties described in Exhibit "A" and any additional property as may by subsequent amendment be added to and subjected to this Declaration shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions which shall run with the real property subjected to this Declaration and which shall be binding on all parties having any right, title, or interest in the described Properties or any part thereof, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I: DEFINITIONS

Section 1. "Additional Land" shall mean and refer to additional real property subject to Declarant's unilateral right of annexation as provided elsewhere in this Declaration, which property is more particularly described in Exhibit "B", attached hereto and incorporated throughout this Declaration by reference.

Section 2. "Area of Common Responsibility" shall mean and refer to the Common Area;, together with those areas, if any, within or upon a Lot, the maintenance, repair, or replacement of which is the responsibility of the Association.

Section 3. "Bylaws" shall refer to the Bylaws of RIVER VIEW VISTA ESTATES.

Section 4. "Common Area" shall mean all real and personal property now or hereafter owned by the Association for the common use and enjoyment of the Owners which shall be conveyed to the Association. The initial common area is as shown on the plat of RIVER VIEW VISTA ESTATES. The Declarant makes no representation about providing additional common areas or any additional improvements in the Common Area.

Section 5. "Common Expenses" shall mean and include the actual and estimated expenses of operating the Association, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to the Declaration, the Bylaws, and the Articles of Incorporation of the Association.

Section 6. "Eligible Mortgage Holder" shall mean a holder, insurer, or guarantor of a first mortgage on a unit who has requested notice of certain matters from the Association as hereinafter and in the Association's By-laws provided.

Section 7. "Eligible Votes" shall mean those votes available to be cast on the issue at hand. A vote which is for any reason suspended is not available to be cast.

Section 8. "Lot" shall mean a portion of the Properties other than the Common Area intended for any type of independent ownership and use as may be set out in this Declaration and as shall be shown on the plats of survey filed with this Declaration or amendments thereto. Where the context indicates or requires, the term Lot includes any structure on the Lot.

Section 9. "Majority" means those eligible votes, Owners, or other groups as the context may indicate totalling more than fifty (50%) percent of the total eligible number.

Section 10. "Master Association" shall mean the Eagle Crest Master Association, an Oregon non-profit corporation, formed pursuant to the Master Declaration.

Section 11 "Master Declaration" shall mean the Declaration of Covenants, Conditions and Restrictions for the Eagle Crest Planned Community, dated June 24, 1985, and recorded June 24, 1985, in the Office of the County Recorder of Deschutes County,

Oregon, as such Master Declaration may be amended from time to time.

Section 12. "Member" shall mean and refer to a person or entity entitled to membership in the Association, as provided herein.

Section 13. "Mortgage" means any mortgage, deed to secure debt, and any and all other similar instruments used for the purpose of conveying or encumbering real property as security for the payment or satisfaction of an obligation.

Section 14. "Mortgagee" shall include a beneficiary or holder of a deed of trust, as well as a mortgagee.

Section 15. "Mortgagor" shall include the trustor of a deed of trust, as well as a mortgagor.

Section 16. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of any Lot which is part of the Properties, but excluding any party holding the fee simple title merely as security for the performance of an obligation. Owner shall include the Declarant.

Section 17. "Person" means a natural person, a corporation, a partnership, trustee, or other legal entity.

Section 18. "Property or Properties" shall mean and refer to the real property described on Exhibit "A" of this Declaration and such additional real property as may be added in accordance with this Declaration.

Section 19. "Residential Unit" shall mean a structure situated upon a portion of the Properties intended for any type of independent ownership for use and occupancy as a residence.

For the purposes of this Declaration, a Residential Unit shall come into existence when substantially complete or upon the issuance of a certificate of occupancy by the appropriate agency of Deschutes County or other local governmental entity.

Section 20. "Subsequent Amendment" shall mean an amendment to this Declaration which adds additional property to that covered by this Declaration. Such Subsequent Amendment may, but is not required to impose, expressly or by reference, additional restrictions and obligations on the land submitted by that Amendment to the provisions of this Declaration.

ARTICLE II: PROPERTY RIGHTS

Section 1. OWNER'S EASEMENT OF ENJOYMENT. Every Owner shall have a right and easement of ingress and egress, use and enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association to charge reasonable admission and other fees for the use of any facility now or hereafter situated or constructed upon the Common Area and to impose reasonable limits on the number of guests who may use the facilities;

(b) The right of the Association to suspend an Owner's voting rights and the right to use any of the facilities for any period during which any assessment of the Association against that Owner's Lot remains unpaid, and for any infraction by an Owner of the Association's rules and regulations for the duration of the infraction and for an additional period thereafter not to exceed thirty (30) days;

(c) The right of the Declarant, with regard to the Properties which may be owned for the purpose of development, to grant easements in and to the Common Area contained within the respective Properties to any public agency, authority, or utility for such purposes as benefits only the Properties or portions thereof and Owners or Lots contained therein;

(d) The right of the Association to borrow money for the purpose of improving the Common Area, or any portion thereof, for acquiring additional Common Area, or for constructing, repairing, or improving any facilities located or to be located thereon, and to give as security for the payment of any such loan a mortgage conveying all or any portion of the common Area, provided 80 percent (80%) of each Class of members present at a meeting called for such purpose shall approve; provided, however, the lien and encumbrance of any such mortgage given by the Association shall be subject and subordinate to any and all rights, interests, options, easements, and privileges reserved or established in this Declaration for the benefit of Declarant or any Owner, or the holder of any mortgage, irrespective of when executed, given by Declarant or any Owner encumbering any Lot or other property located within RIVER VIEW VISTA ESTATES; and

(e) The right of the Association to dedicate or

transfer all or any portion of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members of the Association. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer has been approved (i) by at least eighty percent (80%) of the votes which those Class A members of the Association which are present or represented by proxy are entitled to cast at a meeting duly called for such purpose, and (ii) by the Class B member of the Association, so long as such membership shall exist.

Article II, Section 1(c) may not be amended without the written consent of Declarant.

Section 2. DELEGATION OF USE. Any Owner may delegate, in accordance with the By-laws of the Association and subject to reasonable rules, regulations, and limitations as may be adopted in accordance therewith, his or her right of enjoyment to the Common Area and facilities to the members of his or her family, tenants, and social invitees and shall be deemed to have made a delegation of all such rights to the occupants of any leased Lot.

Section 3. OWNER'S RIGHT TO INGRESS, EGRESS, AND SUPPORT. Each Owner shall have the right to ingress and egress over, upon, and across the Common Area necessary for access to his or her Lot and shall have the right to lateral support for his or her Lot, and such rights shall be appurtenant to and pass with the title to each Lot.

Section 4. USE OF LOTS. Except as may be otherwise expressly provided in this Declaration, each Lot shall be used for residential purposes only as a residence; no trade or business of any kind may be conducted. Lease or rental of a Lot or any building thereon for residential purposes shall not be considered to be a violation of this covenant, so long as the lease is in compliance with reasonable rules and regulations as the Board of Directors may promulgate. Any lessee or tenant shall in all respects be subject to the terms and conditions of this Declaration, the By-laws, and the rules and regulations adopted hereunder.

Without the prior written consent of the Association's Board of Directors, nothing shall be done or kept on any Lot or on the Common Area or any part thereof to increase the rate of insurance on the Properties or any part thereof over what the Association, but for such activity, would pay. Noxious, destructive, or offensive activity, or any activity constituting an unreasonable source of annoyance, shall not be conducted on any Lot or on the common Area or any part thereof, and the

Association shall have standing to initiate legal proceedings to abate such activity. Each Owner shall refrain from any act or use of his or her Lot which could reasonably cause embarrassment, discomfort, or annoyance to other Owners, and the Board of Directors shall have the power to make and to enforce reasonable rules and regulations in furtherance of this provision.

Section 5. USE OF COMMON AREA. No planting or gardening shall be done, and no fences, hedges, or walls shall be erected or maintained upon the Common Area or upon any Lot, except in accordance with the initial construction of the improvements located thereon or as approved by the Association's Board of Directors or their designated representatives. No antennas may be erected upon the Property. Except for the right of ingress and egress, the Owners of Lots may use the property outside their respective Lots only in accordance with reasonable regulations as may be adopted by the Association's Board of Directors or as is expressly provided herein. It is expressly acknowledged and agreed by all parties concerned that this Section is for the mutual benefit of all Owners and is necessary for the protection of all Owners.

Section 6. RULES AND REGULATIONS. The Board of Directors may establish reasonable rules and regulations concerning the use of the Common Area, facilities located thereon, and individual Lots. Copies of such regulations and amendments thereto shall be furnished by the Association to all Owners prior to the rule's effective date. Such regulations shall be binding upon the Owners, their families, tenants, guests, invitees, and agents until and unless such regulation, rule, or requirement shall be specifically overruled, cancelled, or modified by the Board or the Association in a regular or special meeting by the vote of Class A members holding a majority of the total votes in the Association and by the vote of the Class B member, so long as such membership shall exist. The Board shall have the authority to impose reasonable monetary fines and other sanctions, and monetary fines may be collected by lien and foreclosure as provided in Article VIII.

Section 7. DECLARANT'S RESERVED EASEMENT. Notwithstanding any provisions contained in the Declaration to the contrary, Declarant hereby expressly reserves unto itself and its successors and assigns a nonexclusive, perpetual right, privilege, and easement with respect to RIVER VIEW VISTA ESTATES for the benefit of Declarant, its successors, and assigns over, under, in, and/or on RIVER VIEW VISTA ESTATES, without obligation and without charge to Declarant, for the purposes of construction, installation, relocation, development, sale, maintenance, repair, replacement, use, and enjoyment, and/or otherwise dealing with RIVER VIEW VISTA ESTATES and any other property now owned or which may in the future be owned by

Declarant (such other property is hereinafter referred to as Additional Property). The reserved easement shall constitute a burden on the title to RIVER VIEW VISTA ESTATES and specifically includes, but is not limited to:

(a) The right of access, ingress, and egress for vehicular and pedestrian traffic over, under, on or in RIVER VIEW VISTA ESTATES; and the right to tie into any portion of RIVER VIEW VISTA ESTATES with driveways, parking areas, and walkways; and the right to tie into and/or otherwise connect and use (without a tap-on or any other fee for so doing), replace, relocate, maintain, and repair any device which provides utility or similar services, including, without limitation, electrical, telephone, natural gas, water, sewer, and drainage lines and facilities constructed or installed in, on, under, and/or over RIVER VIEW VISTA ESTATES; and

(b) The right to construct, install, replace, relocate, maintain, repair, use, and enjoy signs, model residences, sales offices, construction offices and business offices as, in the sole opinion of Declarant, may be required, convenient, or incidental to the construction and sale by Declarant of residences in RIVER VIEW VISTA ESTATES or in any portion of the Additional Property.

(c) No rights, privileges, and easements granted or reserved herein shall be merged into the title of any property, including, without limitation, RIVER VIEW VISTA ESTATES, but shall be held independent of such title, and no such right, privilege, or easement shall be surrendered, conveyed, or released unless and until and except by delivery of a quitclaim deed from Declarant releasing such right, privilege, or easement by express reference thereto.

This Section may not be amended without the written consent of Declarant.

Section 8.

(a) The property within RIVER VIEW VISTA ESTATES is annexed to and made a part of the Master Association pursuant to the Master Declaration for Eagle Crest Planned Community. All property within Eagle Crest and every person or entity who is the record owner of a fee or undivided fee interest in any residential unit that is subject to this Declaration shall be deemed to be a member in the Master Association and shall be subject to

all terms and conditions of the Master Declaration, including the obligation for payment of assessments.

(b) The property shall be deemed to be a "condominium" as the same is defined and provided for in the Master Declaration. This shall include the right of the owners within RIVER VIEW VISTA ESTATES to vote for directors of the Master Association from Residential Projects in accordance with Section 2.3(d) of the Master Declaration, and entitles each owner within RIVER VIEW VISTA ESTATES to one vote, for each unit they own, in the Master Association.

(c) Each unit owner shall be responsible for payment of assessments imposed by the Master Association in accordance with the Master Declaration. These assessments are in addition to the assessments imposed hereunder by the RIVER VIEW VISTA ESTATES ASSOCIATION, INC.

ARTICLE III. MEMBERSHIP AND VOTING RIGHTS

Section 1. MEMBERSHIP. Every person or entity who is the record owner of a fee or undivided fee interest in any Residential Unit that is subject to this Declaration shall be deemed to have a membership in the Association. Membership shall be appurtenant to and may not be separated from such ownership. The foregoing is not intended to include persons who hold an interest merely as security for the performance of an obligation, and the giving of a security interest shall not terminate the Owner's membership. No Owner, whether one or more persons, shall have more than one (1) membership per Residential Unit owned. In the event the Owner of a Residential Unit is more than one person or entity, votes and rights of use and enjoyment shall be as provided herein. The rights and privileges of membership, including the right to vote, may be exercised by a Member or the Member's spouse, but in no event shall more than one (1) vote for each class of membership applicable to a particular Residential Unit be cast for each Residential Unit.

Section 2. VOTING. The Association shall have two (2) classes of membership, Class A and Class B, as follows:

(a) Class A. Class A Members shall be all Owners with the exception of the Class B Members if any.

Class A Members shall be entitled on all issues to one (1) vote for each Residential Unit in which they hold the interest required for membership by Section 1

hereof; there shall be only one (1) vote per Residential Unit Lot; provided, however, no vote shall be cast or counted for any Residential Unit not subject to assessment. When more than one person or entity holds such interest in any Residential Unit Lot, the vote for such Residential Unit shall be exercised as those persons or entities themselves determine and advise the Secretary of the Association prior to any meeting. In the absence of such advice, the Residential Unit Lot's vote shall be suspended in the event more than one person or entity seeks to exercise it.

Any Owner of Residential Units which are leased may, in the lease or other written instrument, assign the voting right appurtenant to that Residential Unit to the lessee, provided that a copy of such instrument is furnished to the Secretary prior to any meeting.

(b) Class B. Class B Members shall be the Declarant and any successor of Declarant who takes title for the purpose of development and sale and who is designated as such in a recorded instrument executed by Declarant. The Class B Member shall originally be entitled to one hundred fifty-four (154) votes; this number shall be decreased by one (1) vote for each Class A Member existing at any one time. The Class B membership shall terminate and become converted to Class A membership upon the happening of the earlier of the following:

(i) When the total outstanding Class A votes equal or exceed seventy-seven (77);

(ii) January 1, 2005; or

(iii) When in its discretion, the Declarant so determines.

From and after the happening of these events, whichever occurs earlier, the Class B Member shall be deemed to be a Class A Member entitled to one (1) vote for each Residential Unit in which it holds the interest required for membership under Section 1 hereof. At such time, the Declarant shall call a meeting, as provided in the By-laws of the Association for special meetings, to advise the membership of the termination of Class B status.

Section 3. TRANSFER OF ADMINISTRATIVE RESPONSIBILITY. On June 15, 1995, or not later than 120 days after lots representing 75 percent of the votes have been conveyed, whichever shall first

occur, Declarant shall call a meeting for the purpose of turning over administrative responsibility for the community to the Association. Notice shall be as provided in the By-Laws. At the meeting, the Declarant shall turn over to the Association the responsibility for the administration of the community and the Association shall accept the administrative responsibility from the Declarant as provided in ORS 94.616. Not later than the 60th day after the Declarant has conveyed the lots representing 50 percent of the votes in the community, the Declarant shall call a meeting of owners for the purpose of selecting a transitional advisory committee to assist in the transfer of administrative authority.

ARTICLE IV. MAINTENANCE

Section 1. ASSOCIATION'S RESPONSIBILITY: The Association shall maintain and keep in good repair the Area of Common Responsibility, such maintenance to be funded as hereinafter provided. This maintenance shall include, but not be limited to, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and other floral, structures, and improvements situated upon the Area of Common Responsibility.

Section 2. OWNER'S RESPONSIBILITY: Except as provided in Section 1 of this Article, all maintenance of the Lot and all part of the residence thereon shall be the responsibility of the Owner, and each Owner shall maintain and keep in good repair such property and improvements.

Section 3. PARTY WALLS:

(a) General Rules of Law to Apply. Each wall built as a part of the original construction of the Units which shall serve and separate any two (2) adjoining Units shall constitute a party wall and, to the extent not inconsistent with the provisions of this Section, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

(b) Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in equal proportions.

(c) Damage and Destruction. If a party wall is destroyed or damaged by fire or other casualty, then to the extent that such damage is not covered by insurance and repaired out of the proceeds of insurance, any Owner who has used the wall may restore it, and if the other

Owner or Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in equal proportions without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

(d) Weatherproofing. Notwithstanding any other provision of this Section, to the extent that such damage is not covered and paid by the insurance provided for herein, an Owner who by negligent or willful acts causes any party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

(e) Right to Contribution Runs with Land. The right of any owner to contribution from any other owner under this Section shall be appurtenant to the land and shall pass to such owner's successors-in-title.

ARTICLE V. INSURANCE

Section 1. INSURANCE: The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain insurance for all insurable improvements on the Common Area, subject to this Declaration, assume the insurance responsibility for the Properties subject to this Declaration against loss or damage by fire or other hazards, including extended coverage, vandalism, and malicious mischief. This insurance shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard.

In addition to casualty insurance on the common Area, the Association may, but shall not under any circumstances be obligated to, obtain and continue in effect adequate blanket all-risk casualty insurance in such form as the Board of Directors deemed appropriate for the full replacement cost of all structures on the Residential Unit Lots.

The Board shall also obtain a public liability policy covering the Common Area, the Association, and its Members for all damage or injury caused by the negligence of the Association or any of its Members or agents. Premiums for all insurance on the Common Area shall be common expenses of the Association. The policy may contain a reasonable deductible, and the amount thereof shall be added to the face amount of the policy in determining whether the insurance at least equals the full replacement cost.

In addition to the other insurance required by this Section, the Board shall obtain, as a common expense, worker's compensation insurance, if and to the extent necessary.

Section 2. INDIVIDUAL INSURANCE. By virtue of taking title to a Residential Unit subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that in the event that the Association does not carry blanket all-risk casualty insurance on the Residential Unit Lots and structures constructed thereon as provided for in Section 1 of this Article V, (as they are not obligated to do) each individual Owner shall carry such insurance. Each individual Owner further covenants and agrees that in the event of a partial loss or damage and destruction resulting in less than total destruction, the individual Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction. In the event that the structure is totally destroyed and the individual Owner determines not to rebuild or to reconstruct, the individual Owner shall clear the Residential Unit of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction.

ARTICLE VI. ANNEXATION OF ADDITIONAL PROPERTY

Section 1. ANNEXATION WITHOUT APPROVAL OF CLASS A MEMBERSHIP. As the owner thereof or, if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege, and option, from time to time at any time until June 15, 2005, to subject to the provisions of this Declaration and the jurisdiction of the Association all or any portion of the improved and unimproved real property described in Exhibit "B" attached hereto and by reference made a part hereof by filing in the Deschutes County, Oregon, records, an amendment annexing such property. Such amendment to this Declaration shall not require the vote of Class A members. Any such annexation shall be effective upon the filing for record of such amendment unless otherwise provided therein.

Declarant shall have the unilateral right to transfer to any other person the right, privilege, and option to annex additional property which is herein reserved to Declarant.

Section 2. The rights reserved unto Declarant to subject additional land to the Declaration shall not be implied or construed so as to impose any obligation upon Declarant to subject any of such additional land to this Declaration or to the jurisdiction of the Association nor any obligation, if subjected, to build housing of the same type, design, or materials. If such

additional land is not subjected to this Declaration, Declarant's reserved rights shall not impose any obligation on Declarant to impose any covenants and restrictions similar to those contained herein upon such additional land, nor shall such rights in any manner limit or restrict the use to which such additional land may be put by Declarant or any subsequent owner thereof, whether such uses are consistent with the covenants and restrictions imposed hereby or not.

Section 3. ANNEXATION WITH APPROVAL OF CLASS A MEMBERSHIP. Subject to the consent of the owner thereof, upon the written consent or affirmative vote of a majority of the Class A Members other than Declarant of the Association present or represented by proxy at a meeting duly called for such purpose and of the Declarant, so long as Declarant owns property subject to this Declaration or which may become subject in accordance with Section 1 of this Article, the Association may annex real property other than that shown on Exhibit "B", and following the expiration of the right in Section 1, the properties shown on Exhibit "B" to the provisions of this Declaration and the jurisdiction of the Association by filing of record in the Official Records of the County of Deschutes, Oregon, a Subsequent Amendment in respect to the Properties being annexed.

Any such Subsequent Amendment shall be signed by the President and the Secretary of the Association, and the owner of the properties being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The time within which and the manner in which notice of any such meeting of the Class A Members of the Association, called for the purpose of determining whether additional property shall be annexed, and the quorum required for the transaction of business at any such meeting, shall be as specified in the By-laws of the Association for regular or special meetings, as the case may be.

Section 4. ACQUISITION OF ADDITIONAL COMMON AREA. Declarant may convey to the Association additional real estate, improved or unimproved, located within the properties described in Exhibits "A" or "B" which upon conveyance or dedication shall be accepted by the Association and thereafter shall be maintained by the Association at its expense for the benefit of all its Members.

Section 5. AMENDMENT. This Article shall not be amended without the written consent of Declarant, so long as the Declarant owns any property described in Exhibits "A" or "B".

ARTICLE VII. RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

Section 1. COMMON AREA. The Association, subject to the rights of the Owners set forth in this Declaration, shall be

responsible for the exclusive management and control of the Common Area and all improvements therein (including furnishings and equipment related thereto, if any), and shall keep it in good, clean, attractive, and sanitary condition, order, and repair, pursuant to the terms and conditions of this Declaration and the By-laws.

Section 2. SERVICES. The Association may obtain and pay for the services of any person or entity to manage its affairs or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the Properties, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or with which it contracts. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Properties or the enforcement of this Declaration. The Association may, but shall not be required to, arrange as an Association expense with third parties to furnish water, trash collection, sewer service, and other common services to each Lot.

Section 3. PERSONAL PROPERTY AND REAL PROPERTY FOR COMMON USE. The Association, through action of its Board of Directors, may acquire, hold, and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Association, shall accept any real or personal property, leasehold, or other property interests located within the properties described in Exhibit "A" or "B" conveyed to it by the Declarant.

Section 4. IMPLIED RIGHTS. The Association may exercise any other right or privilege given to it expressly by this Declaration or the By-laws, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

Section 5. SELF-HELP. In addition to any other remedies provided for herein, the Association or its duly authorized agent shall have the power to enter upon a Unit or any portion of the Common property to abate or remove, using such force as may be reasonably necessary, any erection, thing or condition which violates this Declaration, the By-laws, the rules and regulations, or the use restrictions. Unless an emergency situation exists, the Board shall give the violating Unit Owner ten (10) days' written notice of its intent to exercise self-help. All costs of self-help, including reasonable attorney's fees actually incurred shall be assessed against the violating Unit Owner and shall be collected as provided for herein for the collection of assessments.

Section 6. RIGHT OF ENTRY. The Association shall have the right, in addition to and not in limitation of all the rights it may have, to enter into units for emergency, security, or safety purposes, which right may be exercised by the association's Board of Directors, officers, agents, employees, managers and all police officers, firefighters, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after reasonable notice to the owner or occupant of the unit.

ARTICLE VIII. ASSESSMENTS

Section 1. PURPOSE OF ASSESSMENT. The assessments provided for herein shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of Units, including the maintenance of real and personal property, all as may be more specifically authorized from time to time by the Board of Directors.

Section 2. CREATION OF ASSESSMENTS. Each Owner of any Unit, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, covenants and agrees to pay to the Association; (a) annual assessments or charges; (b) special assessments, such assessments to be established and collected as hereinafter provided; and (c) specific assessments against any particular Unit which are established pursuant to the terms of this Declaration, including, but not limited to, reasonable fines as may be imposed in accordance with the terms of this Declaration. All such assessments, together with late charges, interest, not to exceed the maximum legal rate, costs, and reasonable attorney's fees actually incurred, shall be a charge on the land and shall be a continuing lien upon the Unit against which each assessment is made.

Section 3. COMPUTATION OF ASSESSMENT. It shall be the duty of the Board to prepare a budget covering the estimated costs of operating the Association during the coming year, which shall include a capital contribution or reserve in accordance with a capital budget separately prepared. The Board shall cause the budget and the assessments to be levied against each Unit for the following year to be delivered to each member at least thirty (30) days prior to the end of the current fiscal year. The budget and the assessment shall become effective unless disapproved at a meeting by a Majority of the Owners. Notwithstanding the foregoing, however, in the event the membership disapproved the proposed budget or the Board fails for any reason so to determine the budget for the succeeding year,

then and until such time as a budget shall have been determined, as provided herein, the budget in effect for the then current year shall continue for the succeeding year.

Section 4. SPECIAL ASSESSMENTS. In addition to the other assessments authorized herein, the Association may levy special assessments in any year. So long as the total amount of special assessments allocable to each Unit does not exceed Five Hundred Dollars (\$500) in any one fiscal year, the Board may impose the special assessment. Any special assessment which would cause the amount of special assessments allocable to any Unit to exceed this limitation shall be effective only if approved by a Majority of the Class A members. Special assessments shall be paid as determined by the Board, and the Board may permit special assessments to be paid in installments extending beyond the fiscal year in which the special assessment is imposed.

Section 5. LIEN FOR ASSESSMENTS. All sums assessed against any Unit pursuant to this Declaration, together with late charges, interest, costs, and reasonable attorney's fees actually incurred, as provided herein, shall be secured by a lien on such Unit in favor of the Association. Such lien shall be superior to all other liens and encumbrances on such Unit, except for (a) liens for ad valorem taxes; or (b) liens for all sums unpaid on a first Mortgage or on any Mortgage to Declarant duly recorded in the land records of Deschutes County, Oregon, and all amounts advanced pursuant to such Mortgage and secured thereby in accordance with the terms of such instrument.

All other persons acquiring liens or encumbrances on any Unit after this Declaration shall have been recorded in such records shall be deemed to consent that such liens or encumbrances shall be inferior to future liens for assessments, as provided herein, whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances.

Section 6. EFFECT OF NONPAYMENT OF ASSESSMENTS: REMEDIES OF THE ASSOCIATION. Any assessments which are not paid when due shall be delinquent. Any assessment delinquent for a period of more than ten (10) days shall incur a late charge in an amount as the Board may from time to time determine. The Association shall cause a notice of delinquency to be given to any member who has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien, as herein provided, shall attach and, in addition, the lien shall include the late charge, interest, not to exceed the maximum legal rate, on the principal amount due, and all late charges from the date first due and payable, all costs of collection, reasonable attorney's fees actually incurred, and any other amounts provided or permitted by law. In the event that the assessment remains unpaid after sixty (60) days, the Association may, as the Board

shall determine, institute suit to collect such amounts and to foreclose its lien. Each Owner, by acceptance of a deed or as a party to any other type of a conveyance, vests in the Association or its agents the right and power to bring all actions against him or her, personally, for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this Article shall be in favor of the Association and shall be for the benefit of all other Owners. The Association, acting on behalf of the Owners, shall have the power to bid on the Unit at any foreclosure sale or to acquire, hold, lease, mortgage, or convey the unit. No Owner may waive or otherwise except liability for the assessments provided for herein, including, by way of illustration, but not limitation, abandonment of the Unit.

All payments shall be applied first to costs and attorneys' fees, then to late charges, then to interest, then to delinquent assessments, then to any unpaid installments of the annual assessment or special assessments which are not the subject matter of suit in the order of their coming due, and then to any unpaid installments of the annual assessment or special assessments which are the subject matter of suit in the order of their coming due.

Section 7. RESERVE ACCOUNT AND CONTRIBUTION. The Board of Directors shall annually prepare a capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect to both amount and timing by annual assessments over the period of the budget. The capital contribution required shall be fixed by the Board and included within the budget and assessments, as provided in Section 3 of this Article. A copy of the reserve account budget shall be distributed to each member in the same manner as the operating budget.

Section 8. SUBORDINATION OF THE LIEN TO FIRST DEEDS OF TRUST AND FIRST MORTGAGES. The lien of the assessments, including interest, late charges, costs (including attorneys' fees) provided for herein, shall be subordinate to the lien of any first Mortgage upon any Lot. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to judicial or nonjudicial foreclosure of a first Mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from lien rights for any assessments thereafter becoming due. Where the

Mortgagee of a first Mortgage of record or other purchaser of a Lot obtains title, his or her successors and assigns shall not be liable for the share of the common expenses or assessments by the Association chargeable to such Lot which became due prior to the acquisition of title to such Lot by such acquirer. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectible from all the Lots, including such acquirer, his or her successors and assigns.

Section 9. CAPITALIZATION OF ASSOCIATION. Upon acquisition of record title to a Lot from Declarant, each Owner shall contribute to the capital of the Association an amount equal to one-sixth (1/6) of the amount of the general assessment for that Lot as determined by the Board. This amount shall be deposited by the buyer into the Purchase and Sales Escrow and disbursed therefrom to the Association.

Section 10. DATE OF COMMENCEMENT OF ANNUAL ASSESSMENTS. The annual assessments provided for herein shall commence as to all Units then existing and subject to assessment under the Declaration on the first day of the month following the conveyance of the first Unit by the Declarant to a Class A member and shall be due and payable in a manner and on a schedule as the Board of Directors may provide. The first annual assessment shall be adjusted according to the number of months then remaining in that fiscal year. The date any Unit becomes subject to assessment hereunder shall be the date on which the later of the following occurs:

(a) The Unit becomes subject to the Declaration;
or

(b) The appropriate official of Deschutes County, Oregon, issues a certificate of occupancy or its equivalent stating that the Unit is substantially complete and available for occupancy.

Section 11. ASSESSMENTS BY DECLARANT.

(a) After the commencement of assessment payments as to any Unit, Declarant, if any, covenants and agrees to pay the full amount of the annual assessment for each occupied Unit it owns; notwithstanding anything contained herein to the contrary, the Declarant shall be required to pay only fifty percent (50%) of the annual assessment for unoccupied Units that it owns.

(b) Notwithstanding anything to the contrary herein, the Declarant may contribute assessments due from it in services or materials or a combination of services and materials, rather than in money, (herein

collectively called in-kind contribution). The amount by which monetary assessments shall be decreased as a result of any in-kind contribution shall be the fair market value of the contribution. If the Declarant and the Association agree as to the value of any contribution, the value shall be as agreed. If the Association and the Declarant cannot agree as to the value of any contribution, the Declarant shall supply the Association with a detailed explanation of the service performed and material furnished, and the Association shall acquire bids for performing like services and furnishing like materials from three (3) independent contractors approved by the Declarant who are in the business of providing such services and materials. If the Association and the Declarant are still unable to agree on the value of the contribution, the value shall be deemed to be the average of the bids received from the independent contractors.

ARTICLE IX. ARCHITECTURAL STANDARDS

The Board of Directors shall have the authority and standing, on behalf of the Association, to enforce in courts of competent jurisdictions decisions of the Committee established in this Article. This Article may not be amended without the Declarant's written consent, so long as the Declarant owns any land subject to this Declaration or subject to annexation to this Declaration.

No construction, which term shall include within its definition staking, clearing, excavation, grading, and other site work, and no plantings or removal of plants, trees, or shrubs shall take place except in strict compliance with this Section, until the requirements thereof have been fully met, and until the approval of the appropriate Committee has been obtained.

Section 1. ARCHITECTURAL REVIEW COMMITTEE. The Architectural Review Committee (ARC) shall have exclusive jurisdiction over all construction on any portion of the Properties. The ARC shall prepare and, on behalf of the Board of Directors, shall promulgate design guidelines and application procedures. The standards and procedures shall be those of the Association, and the ARC shall have sole and full authority to prepare and to amend the standards and procedures. It shall make both available to Owners, builders, and developers who seek to engage in development of or construction upon all or any portion of the Properties and who shall conduct their operations strictly in accordance therewith. Until all the Properties contained in Exhibits "A" and "B" have been conveyed to purchasers in the normal course of development and sale, or until the right of the

Declarant to submit such properties expires, the Declarant retains the right to appoint all members of the ARC, which shall consist of at least three (3), but no more than five (5), persons. There shall be no surrender of this right prior to that time, except in a written instrument in recordable form executed by Declarant. Upon the expiration of such right, the Board of Directors shall appoint the members.

In the event the ARC fails to approve or to disapprove any plans submitted pursuant to its rules or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved.

ARTICLE X. GENERAL PROVISIONS

Section 1. DURATION. The covenants and restrictions of this Declaration shall run with and bind the Properties, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any Properties subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by a majority of the then Owners, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same.

Section 2. AMENDMENT. This Declaration may be amended unilaterally at any time and from time to time by Declarant (a) if such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, or regulation or judicial determination which shall be in conflict therewith; or (b) if such amendment is required by an institutional or governmental lender or purchaser of mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase mortgage loans on the Units subject to this Declaration; provided, however, any such amendment shall not adversely affect the title to any Owner's unit unless Owner shall consent thereto in writing.

In addition to the above, this Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of at least seventy-five percent (75%) of the Class A members and the consent of the Declarant, so long as declarant has an unexpired option to subject property to this Declaration. Amendments to this Declaration shall become

effective upon recordation in the Deschutes County, Oregon records, unless a later effective date is specified therein.

Section 3. INDEMNIFICATION. The Association shall indemnify every officer and director against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer or director. The officers and directors shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be Members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director, or former officer or directors, may be entitled. The Association shall, as a common expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

Section 4. EASEMENTS FOR UTILITIES. There is hereby reserved to the Association blanket easements upon, across, above, and under all property within the Community for access, ingress, egress, installation, repairing, replacing, and maintaining all utilities serving the Community or any portion thereof, including, but not limited to, gas, water sanitary sewer, telephone, and electricity, as well as storm drainage and any other service such as, but not limited to, a master television antenna system, cable television system, or security system which the Association might decide to have installed to serve the Community. It shall be expressly permissible for the Association or its designee, as the case may be, to install, repair, replace, and maintain or to authorize the installation, repairing, replacing, and maintaining of such wire, conduits, cables, and other equipment related to the providing of any such utility or service. Should any party furnishing any such utility or service request a specific license or easement by separate recordable document, the Board shall have the right to grant such easement.

Section 5. CONSTRUCTION AND SALE. Notwithstanding any provisions contained in the Declaration to the contrary, so long as construction and initial sale of Residential Units shall

continue, it shall be expressly permissible for Declarant to maintain and carry on upon portions of the Common Area such facilities and activities as, in the sole opinion of Declarant, may be reasonably required, convenient, or incidental to the construction or sale of such residences, including, but not limited to, business offices, signs, model units, and sale offices, and the the Declarant shall have an easement for access to such facilities. The right to maintain and carry on such facilities and activities shall include specifically the right to use residences owned by the Declarant and the clubhouse complex, if any, which may be owned by the Association, as models and sales offices. This Section may not be amended without the express written consent of the Declarant; provided, however, the rights contained in this Section 7 shall terminate upon the earlier of (a) twenty-five (25) years from the date this Declaration is recorded or (b) upon the Declarant's recording a written statement that all sales activity has ceased.

Section 6. GENDER AND GRAMMAR. The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the use of the masculine pronoun shall include the neuter and feminine.

Section 7. SEVERABILITY. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Declaration to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and, to this end, the provisions of this Declaration are declared to be severable.

Section 8. CAPTIONS. The captions of each Article and Section hereof, as to the contents of each Article and Section are inserted only for convenience and are in no way to be construed as defining, limiting, extending, or otherwise modifying or adding to the particular Article or Section to which they refer.

Section 9. PERPETUITIES. If any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now-living descendants of Elizabeth, Queen of England.

IN WITNESS WHEREOF, the undersigned Declaration has executed this Declaration this 8th day of March, 1990.

EAGLE CREST PARTNERS, LTD.,
an Oregon limited Partnership

By Jerol E. Andrus

STATE OF OREGON, County of Deschutes, ss:

On March 8, 1990, the undersigned, a Notary Public in and for said County and State, personally appeared Jerol E. Andrus known to be to be a partner of the partnership that executed the within instrument and acknowledged to me that such limited partnership executed the same.

Sherry M. Knudson
Notary Public for Oregon
My Commission Expires 5-9-92

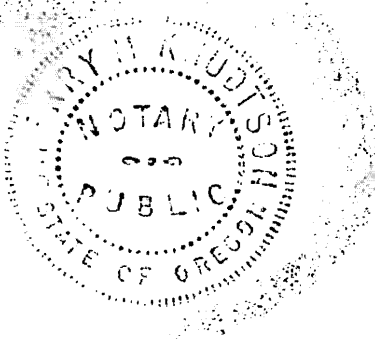


EXHIBIT A

LEGAL DESCRIPTION

Lots 1 through 14, Block 1, including roads and common areas, as shown on the River View Vista Estates Plat, Deschutes County, Oregon.

EXHIBIT B

RIVER VIEW VISTA ESTATES ANNEXABLE PROPERTY

The South Half of the Southeast Quarter (S1/2 SE1/4), and the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section Fourteen (14), Township 15 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, EXCEPT those portions described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of said Section 14; said point also being 1309.8 feet West of the Quarter corner on the East line of said Section 14; thence South along line between the Northwest Quarter of the Northeast Quarter of said Southeast Quarter (NW1/4 NE1/4 SE1/4) a distance of 518.8 feet to a point on the Northerly bank of the Deschutes River; thence along the bank of said river as follows: North 72° 12' West a distance of 83.9 feet; thence North 48° 05' West a distance of 280.0 feet; thence North 1° 45' East a distance of 155.0 feet; thence North 24° 49' East a distance of 166.5 feet to a point on the North line of said Southeast Quarter (SE1/4) of Section 14; thence East along said North line a distance of 213.7 feet to the Point of Beginning.

ALSO EXCEPT: Beginning at the Northwest corner of said Northwest Quarter of the Southeast Quarter (NW1/4 SE 1/4), and running thence East along the North line thereof a distance of 271.43 feet, more or less, to the Easterly right-of-way line of the Tumalo Cline Falls Market Road, as now located over said premises, being the Point of Beginning; thence East along said North line to the Westerly bank of the Deschutes River, thence Southerly along said Westerly bank of said river a distance of 260 feet; thence West on a line parallel to the North line of said Northwest Quarter of the Southeast Quarter (NW1/4 SE 1/4) to the intersection of the said Easterly right-of-way line of said Tumalo-Cline Falls Road, thence Northerly along said Easterly right-of-way line to the Point of Beginning.

ALSO EXCEPT: Starting at the center of said Section 14, the initial point; thence North 87° 52' East along the North line of said NW1/4 SE1/4, 474.00 feet; thence South 15° 19' West 272.53 feet to the Point of Beginning; thence North 87° 52' East 443.15 feet to the high water mark on the Westerly side of the Deschutes River, thence South 12° 59' East 310.70 feet; thence South 87° 52' West 794.05 feet to the Easterly boundary line of Cline Falls-Tumalo State Highway; thence North 04° 54' East 113.10 feet along the Easterly boundary of the said Cline Falls-Tumalo Highway to the point of curve right; thence North 14° 51' East 202.95 feet; thence North 87° 52' East

220.45 feet the Point of Beginning.

ALSO EXCEPT: A parcel of land, situated in the NW1/4 SE1/4, more particularly described as follows: Starting at the center of said Section 14, the initial point; thence North 87° 52' East along the North line of said NW1/4 SE1/4, 474.00 feet; thence South 15° 10' West 272.53 feet; thence South 87° 51' West 202.95 feet; thence South 04° 54' West 113.10 feet to the Point of Beginning; thence North 87° 52' East 600.00 feet; thence South 02° 08' East 25.00 feet; thence South 87° 52' West 603.09 feet; thence North 04° 54' East 25.19 feet to the Point of Beginning.

ALSO EXCEPT: A parcel of land containing 11.90 acres, more or less, located in the Southeast One-Quarter of Section 14, Township 15 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, being more particularly described as follows:

Beginning at a point from which a 1/2" iron rod marking the South one-quarter corner of said Section 14 bears South 51° 50' 21" West a distance of 930.81 feet and from which a 1" iron rod marking the Southeast corner of said Section 14 bears South 74° 04' 02" East a distance of 1999.52 feet; thence North 61° 26' 48" West a distance of 125.00 feet; thence North 00° 23' 34" West a distance of 100.00 feet; thence North 14° 46' 09" East a distance of 354.30 feet; thence North 05° 24' 51" West a distance of 313.89 feet; thence North 20° 56' 08" West a distance of 185.78 feet; thence North 13° 28' 08" East a distance of 179.93 feet; thence north 80° 53' 25" East a distance of 64.95 feet; thence South 76° 28' 11" East a distance of 130.00 feet; thence South 57° 25' 57" East a distance of 167.06 feet; thence South 00° 25' 55" West a distance of 259.16 feet; thence South 37° 27' 13" East a distance of 435.07 feet; thence South 07° 36' 22" West a distance of 299.49 feet; thence South 19° 32' 26" West a distance of 180.58 feet; thence North 87° 30' 10" West a distance of 419.74 feet to the Point of Beginning, the terminus of this description.

ALSO EXCEPT: That portion of the NW1/4 of the SE1/4 of said Section 14 lying within the right-of-way of the Tumalo-Cline Falls Market Road (right-of-way is 60 feet in width).

That portion of Section Twenty-three (23), Township Fifteen (15) South, Range Twelve (12) East, Willamette Meridian, Deschutes County, Oregon, lying northerly and easterly of the following described line:

Beginning at the Northwest corner of the Northeast One-Quarter of the Northwest One-Quarter (NE1/4 NW1/4) of said Section 23;

thence following the West Line of said Northeast One-Quarter of the Northwest One-Quarter (NE1/4 NW1/4) South 00° 15' 28" East 1316.00 feet to a 1/8" iron rod, set during plat, being the Northwest corner of Lot 3 of Canyon River Territories (a plat on file with Deschutes County Surveyor prepared by Century West Resources Corporation dated 10/11/72); thence following the north line of Lot 3 and 4 of said plat, South 89° 23' 47" East 133.16 feet to a 5/8" iron rod, set for plat, marking the NE corner of said Lot 4; thence along the East line of said Lot 4 South 00° 25' 33" East a distance of 1308.13 feet to a 1 1/2" iron pipe, set during plat, marking the Southeast corner of said Lot 4; thence following the North line of Lots 9 and 10 of said plat South 89° 45' 44" East a distance of 1331.54 feet to a 5/8" iron rod, set during plat, marking the Northeast corner of said Lot 10; thence along the east line of said Lot 10 South 00° 40' 24" East a distance of 1326.85 feet to a 5/8" iron rod set for plat marking the Southeast corner of said lot; thence leaving said plat boundary and following the South line of the Northeast One-Quarter of the Southeast One-Quarter (NE1/4 SE1/4) South 89° 45' 31" East a distance of 1337.27 feet to the Southeast corner of said Northeast One-Quarter of the Southeast One-Quarter (NE1/4 SE1/4) being the terminus of this described line.

Except therefrom: That portion of the NE1/4 of the NW1/4 of Section 23 lying within the right-of-way of the Tumalo Cline Falls Market Road.

AND

IN TOWNSHIP FIFTEEN (15) SOUTH, RANGE TWELVE (12) EAST OF THE WILLAMETTE MERIDIAN, Deschutes County, Oregon:

Section Twenty-four (24): That portion of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) lying West of the centerline of the Deschutes River and that portion of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) lying West of the centerline of the Deschutes River.

AND

That portion of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Twenty-four (24), lying Westerly of the centerline of the Deschutes River in TOWNSHIP FIFTEEN (15) SOUTH, RANGE TWELVE (12) EAST OF THE WILLAMETTE MERIDIAN, Deschutes County,

Oregon. EXCEPTING THEREFROM a portion of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 24, TOWNSHIP 15 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, lying Westerly of the centerline of the Deschutes River in Deschutes County, Oregon, and more particularly described as follows: Commencing at a 1 1/2 inch pin at the Northwest section corner of said Section 24, the initial point; thence South 00° 37' 10" East along the section line common to said Sections 24 and 23, 685.48 feet to a 1/2 inch pipe and the POINT OF BEGINNING; thence North 88° 15' 13" East, 967.23 feet to the centerline of the Deschutes River witness by a 1/2" pipe 217.58 feet from the Easterly extremity; thence 720.40 feet along the arc of a 857.30 foot radius curve right forming a delta angle of 48° 08' 47" and a long chord bearing South 16° 22' 29" East, 699.39 feet; thence North 89° 58' 46" West along the Southerly line of said Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), 1157.02 feet to a 1/2 inch pipe; thence North 00° 37' 10" West along the section line common to said Sections 24 and 23, 641.16 feet to the POINT OF BEGINNING.

AND

Description of a parcel of land situated in a portion of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-Four (24), TOWNSHIP FIFTEEN (15) SOUTH, RANGE TWELVE (12) EAST OF THE WILLAMETTE MERIDIAN, Deschutes County, Oregon, more particularly described as follows:

Commencing at a 1" rod monumenting the South 1/4 corner of Section 24, TOWNSHIP 15 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, the Initial Point, thence North 89° 58' 31" West, along the South line of the Southwest Quarter (SW1/4) of said Section 24, 1391.13 feet to the East line of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4); thence North 00° 05' 47" West, along said East line, 1325.32 feet to the North line of said Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4); thence North 89° 55' 47" West, along said North line, 678.15 feet to the centerline of the Deschutes River and the TRUE POINT OF BEGINNING; thence North 89° 55' 47" West, along said North line 713.83 feet to the West line of said Southwest Quarter (SW1/4); thence South 00° 07' 58" East, along said West line 1124.02 feet to a 1/2" pipe with a plastic cap stamped "PLS 1652," a point witnessed by the Southwest corner of said Section 24 which bears South 00° 07' 58" East 202.42 feet and also witnessed by a 1/2" pipe per Mansfield's 1972

survey which bears South 89° 58' 31" East 30.16 feet; thence South 89° 58' 31" East, parallel with the South line of said Southwest Quarter (SW 1/4), 218.43 feet to the centerline of the Deschutes River; thence along said centerline as follows: North 33° 52' 04" East, 95.39 feet; thence North 30° 31' 12" East, 160.32 feet; thence North 46° 04' 29" East, 382.57 feet; thence North 22° 16' 24" East, 269.87 feet; thence North 04° 07' 05" East, 168.73 feet; thence North 08° 07' 04" West, 224.75 feet to the TRUE POINT OF BEGINNING.

AND

A portion of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Twenty-four (24), TOWNSHIP FIFTEEN (15) SOUTH, RANGE TWELVE (12) EAST OF THE WILLAMETTE MERIDIAN, Deschutes County, Oregon, lying Westerly of the centerline of the Deschutes River, and more particularly described as follows:

Commencing at a 1 1/2" point at the Northwest section corner of said Section 24, the Initial Point; thence South 00° 37' 10" East along the section line common to said Sections 24 and 23, 685.48 feet to a 1/2 inch pipe and the POINT OF BEGINNING; thence North 88° 15' 13" East, 967.23 feet to the centerline of the Deschutes River witness by a 1/2 inch pipe 217.58 feet from the Easterly extremity; thence 720.40 feet along the arc of a 857.30 foot radius curve right forming a delta angle of 48° 08' 47" and a long chord bearing South 16° 22' 29" East, 699.39 feet; thence North 89° 58' 46" West along the Southerly line of said Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), 1157.02 feet to a 1/2 inch pipe; thence North 00° 37' 10" West along the section line common to said Sections 24 and 23, 641.16 feet to POINT OF BEGINNING.

AND

That certain real property situated in Deschutes County, State of Oregon, described as follows:

That portion of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Thirteen (13), lying Westerly of the centerline of the Deschutes River, in TOWNSHIP FIFTEEN (15) SOUTH, RANGE TWELVE (12) EAST OF THE WILLAMETTE MERIDIAN, Deschutes County, Oregon.

SUBJECT TO: All easements, restrictions,
and rights-of-way of record and those common 03 - 2826
and apparent on the land.

AND

That certain real property situated in Deschutes
County, State of Oregon, described as follows:

That portion of the Northeast Quarter of
the Southeast Quarter (NE1/4 SE1/4) of Section
Fourteen (14), lying Southerly of the
centerline of the Deschutes River in TOWNSHIP
FIFTEEN (15) SOUTH, RANGE TWELVE (12) EAST OF
THE WILLAMETTE MERIDIAN, Deschutes County,
Oregon.

AND

That certain real property situated in Deschutes
County, State of Oregon, described as follows:

That portion of the East Half, Southwest
Quarter (E1/2 SW 1/4), Section Fourteen (14)
lying Easterly of Cline Falls Market Road,
TOWNSHIP FIFTEEN (15) SOUTH, RANGE TWELVE (12)
EAST OF THE WILLAMETTE MERIDIAN, Deschutes
County, Oregon.

AND

That certain real property situated in Deschutes
County, State of Oregon, described as follows:

That portion of the Northwest Quarter,
Southwest Quarter (NW 1/4 SW1/4), Section
Twenty-three (23) lying Easterly of Cline
Falls Market Road, TOWNSHIP FIFTEEN (15)
SOUTH, RANGE TWELVE (12) EAST OF THE
WILLAMETTE MERIDIAN, Deschutes County, Oregon;

AND

The East 440 feet of the North 990 feet of the Southeast Quarter of the
Southeast Quarter (SE 1/4, SE 1/4) of Section Twenty-three (23), Township
Fifteen (15) South, Range Twelve (12) East of the Willamette Meridian, Deschutes
County, Oregon.

AND

The Southeast Quarter of the Southeast Quarter (SE 1/4, SE 1/4) of Section
Twenty-three (23), Township Fifteen (15) South, Range Twelve (12) East of the
Willamette Meridian, Deschutes County, Oregon.

AND

The South 330 feet of the Southeast Quarter of the Southeast Quarter (SE 1/4,
SE 1/4) of Section Twenty-three (23), Township Fifteen (15) South, Range Twelve
(12) East of the Willamette Meridian, Deschutes County, Oregon..

AND

Beginning at the Southwest corner of Section Twenty-three (23), Township Fifteen (15) South, Range Twelve (12) East of the Willamette Meridian, Deschutes County, Oregon; thence South 89° 45' 18" East 3357.512 feet to the TRUE POINT OF BEGINNING; thence North 00° 32' 58" West, 663.379 feet; thence South 89° 45' 25" East 335.035 feet; thence South 00° 36' 41" West 663.400 feet; thence North 89° 45' 18" West 335.751 feet to the TRUE POINT OF BEGINNING.

AND

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A portion of the Northwest one-quarter of the Southeast one-quarter of Section 23, Township 15 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon, described as follows: Commencing at the E 1/4 corner of said Section 23, the initial point; thence North 89° 45' 44" West along the North line of the said SE 1/4 - 1331.54 feet to the center East 1/16th corner; thence South 00° 40' 24" East along the East line of said NW 1/4 SE 1/4 - 663.42 feet to the point of beginning; thence South 00° 40' 24" East along the East line of the said NW 1/4 SE 1/4 - 663.42 feet to the center 1/16th corner of said NW 1/4 SE 1/4; thence North 89° 45' 31" West along the south line of the said NW 1/4 SE 1/4 - 334.32 feet; thence North 00° 36' 41" West - 663.40 feet; thence South 89° 45' 37.5" East - 333.60 feet to the point of beginning.

AND

A tract of land in Section 23, Township 15 South, Range 12 East, of the Willamette Meridian, Deschutes County, Oregon described as follows: Commencing at the East 1/4 corner of said Section 23, thence North 89° 45' 44" West along the North line of said Southeast 1/4 - 1331.54 feet to the Center East 1/16 corner; thence South 00° 40' 24" East along the East line of the said Northwest 1/4 Southeast 1/4 - 663.42 feet; thence North 89° 45' 37.5" West 333.60 feet to the true point of beginning; thence South 00° 36' 41" East 663.40 feet to the South line of the said Northwest 1/4 Southeast 1/4; thence North 89° 45' 31" West along the South line of the said Northwest 1/4 Southeast 1/4 334.33 feet; thence North 00° 32' 58" West 663.38 feet; thence South 89° 45' 37.5" East 333.60 feet to the point of beginning.

AND

The Northeast Quarter of the Northwest Quarter of the Southeast Quarter (NE1/4, NW1/4, SE1/4) of Section 23, Township 15 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon.

AND

The Northwest Quarter of the Northwest Quarter of the Southeast Quarter (NW1/4, NW1/4, SE1/4) of Section 23, Township 15 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon.

AND

The South Half of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (S1/2, NE1/4, NE1/4, SW1/4) of Section 23, Township 15 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon.

AND

The North Half of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (N1/2, NE1/4, NE1/4, SW1/4) of Section 23, Township 15 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon.

AND

The East Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (E1/2, SE1/4, SE1/4, NW1/4), Section 23, Township 15 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon.

AND

The West Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (W1/2, SE1/4, SE1/4, NW1/4) in Section 23, Township 15 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon.

AND

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The Northeast Quarter of the Southeast Quarter of the Northwest Quarter (NE1/4, SE1/4, NW1/4) of Section 23, Township 15 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon.

AND

The East half of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter (E1/2, NW1/4, SE1/4, NW1/4) of Section 23, Township 15 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon.

AND

The West half of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter (W1/2, NW1/4, SE1/4, NW1/4) of Section 23, Township 15 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon.

AND

That part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 15 South, Range 12 East of the Willamette Meridian lying Easterly of the Tumalo-Cline Falls Highway, Deschutes County, Oregon.

AND

Such other real property situated in Deschutes County, State of Oregon, as may hereafter be acquired by Declarant and be adjacent to the subject property on the Annexable Property;

EXCEPTING THEREFROM all those parcels previously annexed to the Master Association.

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:

90 MAR -8 PM 3:55

MARY SUE PENHOLLOW
COUNTY CLERK

BY:  DEPUTY

NO. 90-05170 FEE 160
DESCHUTES COUNTY OFFICIAL RECORDS

92-35010

FIRST AMENDMENT TO
DECLARATIONS, RESTRICTIONS
PROTECTIVE COVENANTS AND CONDITIONS
FOR
RIVER VIEW VISTA ESTATES

This First Amendment to Declarations, Restrictions, Protective Covenants and Conditions for River View Vista Estates (the "Amendment") made this 19th day of October, 1992, by RIVER VIEW VISTA ESTATES, INC., an Oregon nonprofit corporation (the "Association"), is as follows:

R E C I T A L S:

A. On or about March 8, 1990, Eagle Crest Partners Ltd., an Oregon limited partnership, recorded that certain Declarations, Restrictions, Protective Covenants and Conditions for River View Vista Estates in Book 203, Page 2797 in the official records of the County Recorder of Deschutes County, Oregon (the "Declaration").

B. The Declaration encumbers that certain River View Vista Estates Project (the "Project") located in Deschutes County, Oregon, and more particularly described in Exhibit A attached hereto and made a part hereof.

C. The Association desires to amend the Declaration to provide one (1) vote for each Tenth Interest in which an Owner holds the interest required for membership in the Association. The Owners of a complete Residential Unit would therefore have ten (10) votes, and the Owner of an undivided one-fifth interest in a Residential Unit would therefore have two (2) votes.

D. Article X, Section 2 of the Declaration provides that the Declaration may be amended by the affirmative vote or written consent, or any combination thereof, of at least seventy-five percent (75%) of the Class A members and the consent of the Declarant, so long as Declarant has an unexpired option to subject property to this Declaration. "Class A Members" are described in Article III, Section 2 of the Declaration. The Declarant is Eagle Crest Partners Ltd., an Oregon limited partnership.

E. By written consent, seventy-five (75%) of the Class A members have given their written assent to the amendments set forth herein.

F. By this Amendment and pursuant to the power reserved to the Association to amend the Declaration, as provided in Article X, Section 2 thereof, the Association desires to amend the Declaration as hereinafter set forth.

AMENDMENTS

1. The definition of "Owner" in Article I, Section 16 is amended in its entirety to read as follows:

After recording, return to :
BEND TITLE COMPANY
1195 N.W. WALL, BEND *K.S.*

"Owner" shall mean and refer to the record owner owning a Tenth Interest (or multiple thereof) of any Lot which is part of the Properties. Owner shall include the Declarant.

2. A new definition of "Tenth Interest", as Section 21 of Article I, is added as follows:

"Tenth Interest" shall mean an undivided 1/10th ownership interest in fee as a tenant in common in a Lot.

3. Article II, Section 8 (b) is amended in its entirety to read as follows:

ARTICLE II, SECTION 8:

(b) The property shall be deemed to be a "condominium" as the same is defined and provided for in the Master Declaration. This shall include the right of the owners within RIVER VIEW VISTA ESTATES to vote for directors of the Master Association from Residential Projects in accordance with Section 2.3(d) of the Master Declaration, and entitles each Residential Unit within RIVER VIEW VISTA ESTATES to one vote in the Master Association.

4. Article III is amended in its entirety to read as follows:

ARTICLE III. MEMBERSHIP AND VOTING RIGHTS

Section 1. MEMBERSHIP. Every person or entity who is the record owner of a fee or undivided fee interest in any Residential Unit that is subject to this Declaration shall be deemed to have a membership in the Association. Membership shall be appurtenant to and may not be separated from such ownership. The foregoing is not intended to include persons who hold an interest merely as security for the performance of an obligation, and the giving of a security interest shall not terminate the Owner's membership. No Owner, whether one or more persons, shall have more than one (1) membership per Tenth Interest owned. The Owner of a complete Residential Unit shall therefore have ten (10) votes, and the Owner of an undivided one-fifth interest in a Residential Unit shall therefore have two (2) votes. The rights and privileges of membership, including the right to vote, may be exercised by a Member or the Member's spouse, but in no event shall more than one (1) vote for each class of membership applicable to a particular Tenth Interest be cast for each Tenth Interest. Quorums shall be calculated on the basis of total votes.

Section 2. VOTING. The Association shall have two (2) classes of membership, Class A and Class B, as follows:

(a) Class A. Class A Members shall be all Owners with the exception of the Class B Members if any.

Class A Members shall be entitled on all issues to one (1) vote for each Tenth Interest in which they hold the interest required for membership by Section 1 hereof; there shall be only one (1) vote per Tenth Interest; provided, however, no vote shall be cast or counted for any Residential Unit not subject to assessment. When more than one person or entity holds such interest in any Tenth Interest, the vote for such Tenth Interest shall be exercised as those persons or entities themselves determine and advise the Secretary of the Association prior to any meeting. In the absence of such advice, the Tenth Interest vote shall be suspended in the event more than one person or entity seeks to exercise it.

Any Owner of Residential Units which are leased may, in the lease or other written instrument, assign the voting rights appurtenant to that Residential Unit to the lessee, provided that a copy of such instrument is furnished to the Secretary prior to any meeting.

(b) Class B. Class B Members shall be the Declarant and any successor of Declarant who takes title for the purpose of development and sale and who is designated as such in a recorded instrument executed by Declarant. The Class B Member shall originally be entitled to one thousand five hundred forty (1,540) votes; this number shall be decreased by one (1) vote for each Tenth Interest Class A Member existing at any one time. The Class B membership shall terminate and become converted to Class A membership upon the happening of the earlier of the following:

- (i) When the total outstanding Class A votes equal or exceed seven hundred and seventy (770);
- (ii) January 1, 2005; or
- (iii) When in its discretion, the Declarant so determines.

From and after the happening of these events, whichever occurs earlier, the Class B Member shall be deemed to be a Class A Member entitled to one (1) vote for each Tenth Interest in which it holds the interest required for membership under Section 1 hereof. At such time, the Declarant shall call a meeting, as provided in the Bylaws of the Association for special meetings, to advise the membership of the termination of Class B status.

Section 3. TRANSFER OF ADMINISTRATIVE RESPONSIBILITY. On June 15, 1995, or not later than 120 days after lots representing 75 percent of the votes have been conveyed, whichever shall first occur, Declarant shall call a meeting for the purpose of turning over administrative responsibility for the community to the Association. Notice shall be as provided in the Bylaws. At the meeting, the Declarant shall turn over to the Association the responsibility for the administration of the community and the Association shall accept the administrative responsibility from the Declarant as provided in ORS 94.616. Not later than the 60th day after the Declarant has conveyed the lots representing 50 percent of the votes in the community, the Declarant shall call a meeting of the owners for the purpose of selecting a transitional advisory committee to assist in the transfer of administrative authority.

IN WITNESS WHEREOF, this First Amendment to the Declarations, Restrictions, Protective Covenants and Conditions for River View Vista Estates has been adopted as provided above, effective as of the date written above.

CERTIFICATE OF SECRETARY

I, the undersigned, the duly elected and acting Secretary of River View Vista Estates, Inc., an Oregon nonprofit corporation, do hereby certify:

That the within and foregoing First Amendment to the Declarations, Restrictions, Protective Covenants and Conditions for River View Vista Estates was duly adopted by written consent in accordance with Article X, Section 2 of the Declaration, and that the same does now constitute the First Amendment to the Declarations, Restrictions, Protective Covenants and Conditions for River View Vista Estates.

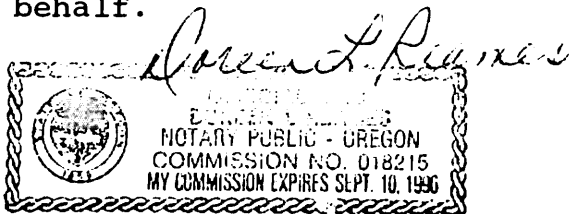
IN WITNESS WHEREOF, I have hereunto subscribed my name this 19th day of October, 1992.

RIVER VIEW VISTA ESTATES, INC.,
an Oregon nonprofit corporation

BY *Karen L. Smith*
Karen L. Smith, Secretary

STATE OF OREGON, County of Deschutes: ss.

The foregoing instrument was acknowledged before me this 20th day of OCTOBER, 1992, by KAREN L. SMITH, Secretary of River View Vista Estates, Inc., an Oregon nonprofit corporation, on its behalf.

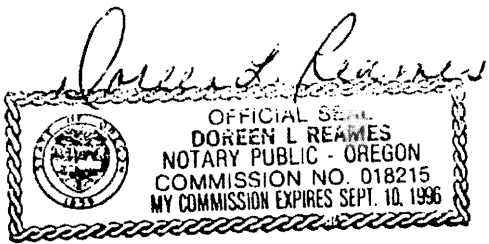


CONSENT OF DECLARANT

In accordance with Article X, Section 2 of the Declarations, Restrictions, Protective Covenants and Conditions for River View Vista Estates, the Declarant hereby grants its consent to the within and foregoing First Amendment to the Declarations, Restrictions, Protective Covenants and Conditions for River View Vista Estates adopted by the Association.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 20th day of OCTOBER, 1992.

EAGLE CREST PARTNERS LTD., an
Oregon limited partnership



BY

Jerol E. Andres

Jerol E. Andres, President
Eagle Crest G.P., inc.,
General Partner

STATE OF OREGON, County of Deschutes: ss.

The foregoing instrument was acknowledged before me this 20th day of OCTOBER, 1992, by JEROL E. ANDRES, President of Eagle Crest G. P., inc., an Oregon corporation, General Partner for Eagle Crest Partners Ltd., an Oregon limited partnership, on its behalf.