



AGHOA

Champion Ridge Phase and Pine Canyon Phase
Supplemental Declaration



10 - Courtesy

306 - 1029

93-24943



Champion Ridge

SUPPLEMENTAL DECLARATION
FOR AWBREY GLEN

The undersigned ("Declarant") does hereby declare and provide that the property shown on the official plat of CHAMPION RIDGE, PHASE ONE, City of Bend, Deschutes County, Oregon, shall be subject to the Declaration of Covenants, Conditions and Restrictions for Awbrey Glen Homesites, recorded August 4, 1992 in Volume 272, Page 1979 Deschutes County Official Records. (the 'Declaration')

ADDITIONAL RESTRICTIONS

The property covered by this Supplemental Declaration shall be subject to the following additional restrictions:

1. Each Living Unit shall have a floor area of not less than 1,600 square feet nor more than 2,400 square feet unless otherwise approved by Declarant, not including decks or garage areas. Each Homesite shall include a double garage space adequate for two full size automobiles.
2. All colors shall be approved by Declarant and the design of each Living Unit and related Improvements shall be one of the five pre-approved plans for Champion Ridge unless otherwise approved by Declarant. The paramount objective of this restriction is to create a neighborhood with living units that are in harmony with each other and the natural landscaping.
3. Each Homesite shall be landscaped and the landscaping shall be maintained in accordance with the consistent theme and landscaping maintenance standard of this neighborhood as approved by Declarant.

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

4. In the event of any failure to comply with the requirements of paragraph 4 of this Supplemental Declaration, the Association shall have the right to take corrective action and to assess the Owner of the offending Homesite for the cost thereof pursuant to the provisions of Section 11.2(a) of the Declaration.

IN WITNESS HEREOF, BROOKS RESOURCES CORPORATION has executed this Declaration the 11th day of June 1993.

BROOKS RESOURCES CORPORATION

Michael P. Hollern
Michael P. Hollern, President

State of Oregon, County of Deschutes, ss:

This instrument was acknowledged before me on June 11, 1993 by Michael P. Hollern, President of Brooks Resources Corporation, an Oregon corporation, on behalf of the corporation.

NATALIE BARSS
NOTARY PUBLIC - OREGON
My Commission Expires 1-8-94

Natalie Barss
Notary Public for Oregon
My Commission Expires: 1-8-94

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:

93 JUL 22 PM 3:08

MARY SUE PENHOLLOW
COUNTY CLERK

BY: Wallace DEPUTY
NO 93-24943 FEE 10⁰⁰
DESCHUTES COUNTY OFFICIAL RECORDS

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96-12069



405 - 0083

Awbrey Glen

Pine Canyon * *DEV*

**SUPPLEMENTAL DECLARATION
FOR AWBREY GLEN**

The undersigned ("Declarant") does hereby declare and provide that the property shown on the official plat of PINE CANYON, PHASE ONE, City of Bend, Deschutes County, Oregon, shall be subject to the Declaration of Covenants, Conditions and Restrictions for Awbrey Glen, recorded August 4, 1992 in Volume 272, Page 1979 Deschutes County Official Records. (the 'Declaration')

ADDITIONAL RESTRICTIONS

The property covered by this Supplemental Declaration shall also be subject to the following additional restrictions:

1. Each Living Unit shall have a floor area of not less than 1,800 square feet nor more than 2,600 square feet unless otherwise approved by Declarant, not including decks or garage areas. Each Living Unit shall have an attached garage, any third car garage shall be offset a minimum of two feet unless otherwise approved by Declarant. Driveway widths shall not exceed 18 feet unless otherwise approved by Declarant. No pellet or wood burning stove, fireplace or furnace shall be allowed in any living unit or garage area.

2. All colors shall be approved by Declarant and the design of each Living Unit and related Improvements shall be approved by Declarant as provided for in the Declaration. The paramount objective of this restriction is to create a neighborhood with living units that are in harmony with each other and the natural landscaping.

After recording, return to:
AmeriTitle
15 OREGON AVENUE, BEND

BR

3. Each Homesite shall be landscaped and the landscaping shall be maintained in accordance with the consistent theme and landscaping maintenance standard of this neighborhood as approved by Declarant.

4. In the event of any failure to comply with the requirements of paragraph 3 of this Supplemental Declaration, the Association shall have the right to take corrective action and to assess the Owner of the offending Homesite for the cost thereof pursuant to the provisions of Section 11.2(a) of the Declaration.

IN WITNESS HEREOF, BROOKS RESOURCES CORPORATION has executed this Declaration the 2nd day of April, 1996.

BROOKS RESOURCES CORPORATION

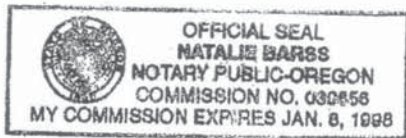
Michael P. Hollern

Michael P. Hollern, President

State of Oregon, County of Deschutes, ss:

This instrument was acknowledged before me on April 2, 1996 by Michael P. Hollern, President of Brooks Resources Corporation, an Oregon corporation, on behalf of the corporation.

Natalie Barss
Signature of Notary Officer



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:

96 APR -3 PM 12:20

MARY SUE PENHOLLOW,
COUNTY CLERK

BY: *[Signature]* DEPUTY

NO. 96-12069 FEE 30-

DESCHUTES COUNTY OFFICIAL RECORDS