



\$58.00

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07/29/2011 03:12:10 PM

AFTER RECORDING, RETURN TO:
Karen Smith
Resort Resources, Inc.
P. O. Box 1466
Bend, OR 97709

D-CCR Cnt=1 Stn=4 SRB
\$15.00 \$11.00 \$16.00 \$10.00 \$6.00

AMENDMENT TO DECLARATIONS ANNEXING
PHASES 1, 2, 2-A AND 3 OF VISTA RIM
TO THE RIDGE AT EAGLE CREST

THIS AMENDMENT TO DECLARATION(S) is made this 29th day of
July, 2011 by THE RIDGE AT EAGLE CREST OWNERS
ASSOCIATION, an Oregon nonprofit mutual benefit corporation (the "Association").

Recitals

A. Vista Rim is a Neighborhood within The Ridge at Eagle Crest established pursuant to Amended and Restated Declaration Annexing Phase 1 of Vista Rim to The Ridge at Eagle Crest dated October 20, 2005 and recorded October 20, 2005 as Document No. 2005-71709 ("**Phase 1 Declaration**"), Declaration Annexing Phase 2 of Vista Rim to The Ridge at Eagle Crest dated November 13, 2006 and recorded November 13, 2006 as Document No. 2006-75044 ("**Phase 2 Declaration**"), Declaration Annexing Phase 2-A of Vista Rim to The Ridge at Eagle Crest dated August 28, 2007 and recorded September 13, 2007 as Document No. 2007-49851 ("**Phase 2-A Declaration**"), and Declaration Annexing Phase 3 of Vista Rim to The Ridge at Eagle Crest dated May 17, 2001 and recorded May 19, 2011 as Document No. 2011-18521 ("**Phase 3 Declaration**") all in the Official Records of Deschutes County, Oregon (collectively, the "**Declarations**"). The property annexed to The Ridge at Eagle Crest pursuant to the Declarations is collectively referred to in this Amendment as "**Vista Rim.**"

B. In accordance with Section 7 of the Declarations, by affirmative vote or written consent of Owners owning not less than seventy-five percent (75%) of the lots within Vista Rim, together with the written consent of the Class B member of the Association, the Owners wish to amend the Declarations as provided herein.

Amendment

1. In the Phase 1 Declaration, the Phase 2 Declaration, and the Phase 2-A Declaration, Paragraph 6.7 is hereby deleted in the entirety and a new Paragraph 6.7 is substituted therefore as follows:

“6.7 **Exterior Maintenance.** Except as provided in Section 4.3 herein, the Association shall be responsible for maintaining the Neighborhood Common Areas of Vista Rim including, but not limited to, the septic tanks and septic tank pumps, the water features, landscaping, and landscape irrigation systems (including water and power for such systems) within Neighborhood Common Areas. In addition, the Association shall provide landscape maintenance services on Lots within Vista Rim as determined by the Board of Directors.”

2. In the Phase 3 Declaration, Paragraph 6.7 is deleted in the entirety and a new Paragraph 6.7 is substituted therefore as follows:

“6.7 **Exterior Maintenance.** Except as provided in Section 4.2 herein, the Association shall be responsible for maintaining the Neighborhood Common Areas of Vista Rim including, but not limited to, the septic tanks and septic tank pumps, the water features, landscaping, and landscape irrigation systems (including water and power for such systems) within Neighborhood Common Areas. In addition, the Association shall provide landscape maintenance services on Lots within Vista Rim as determined by the Board of Directors.”

3. Except as set forth in this Amendment, the Declarations shall continue in full force and effect without any change whatsoever.

IN WITNESS WHEREOF, the parties have caused this Amendment to Declarations Annexing Phases 1, 2, 2-A, and 3 of Vista Rim to The Ridge at Eagle Crest to be executed as of the day and year first above written.

THE RIDGE AT EAGLE CREST
OWNERS ASSOCIATION, an Oregon
nonprofit mutual benefit corporation

BY TRH Rozendal President

BY Karen A. Smith Secretary

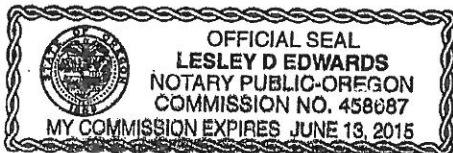
Certification

The undersigned President and Secretary of The Ridge at Eagle Crest Owners Association hereby certify that the within Amendment to Declarations Annexing Phases 1, 2, 2-A and 3 of Vista Rim to The Ridge at Eagle Crest has been approved and adopted in accordance with Section 7 of the Declarations.

BY R.H. Rozendal President
BY Karen L Smith Secretary

STATE OF OREGON)
)ss.
County of Deschutes)

The foregoing was acknowledged before me this 29th day of July, 2011, by R. H. Rozendal and Karen L Smith, President and Secretary, respectively, of The Ridge at Eagle Crest Owners Association, on its behalf.



Lesley D. Edwards
Notary Public for Oregon
My commission expires: 6/13/2015

2005-71709



\$61.00

00408004200500717090070077

10/20/2005 11:35:00 AM

D-CCR Cnt=1 Stn=25 PAM
\$35.00 \$11.00 \$10.00 \$5.00

AFTER RECORDING, RETURN TO:

Ms. Lesley Edwards
Resort Resources, Inc.
PO Box 1466
Bend, OR 97709

**AMENDED AND RESTATED
DECLARATION ANNEXING PHASE 1 OF VISTA RIM
TO
THE RIDGE AT EAGLE CREST**

THIS AMENDED AND RESTATED DECLARATION is made this 20th day of October 2005, by **EAGLE CREST, INC.**, an Oregon corporation, ("**Declarant**") and **SUN FOREST CONSTRUCTION LTD.**, an Oregon corporation ("**Sun Forest**") and amends, replaces and supersedes the Declaration Annexing Lots 1 - 25 of Phase 1 of Vista Rim to The Ridge at Eagle Crest, which was originally recorded on September 20, 2005, in the records of Deschutes County, Oregon, as Document No. 2005-63445.

RECITALS

A. Declarant is the Declarant under that certain Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge at Eagle Crest, dated January 28, 2005 and recorded January 28, 2005 in the records of Deschutes County, Oregon, as Document No. 2005-0568896 (the "**Master Declaration**").

B. Declarant wishes to annex the real property described on the attached **Exhibit A** (the "**Additional Property**") to the Master Declaration upon the terms and conditions set forth in this Declaration and to designate the Additional Property as Phase 1 of a Neighborhood to be known as "Vista Rim".

C. The Master Declaration provides that additional properties may be annexed to The Ridge at Eagle Crest pursuant to the provisions of Section 2.2 of the Master Declaration. Declarant wishes to annex the Additional Property upon the terms and conditions set forth in this Declaration.

D. Sun Forest, as owner of certain property with the Additional Property, consents and agrees to all terms and conditions of this Declaration.

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

1. **DEFINITION.** As used in this Declaration, the terms set forth below shall have the following meanings:

1.1 **Additional Property.** Additional Property means all the real property described in Exhibit A.

1.2 **Vista Rim.** Vista Rim means the Additional Property, together with any property annexed thereto by supplemental declarations.

1.3 **Master Declaration.** Master Declaration means the Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge At Eagle Crest, dated January 3, 2005, and recorded January 28, 2005, in the records of Deschutes County, Oregon, as Document No. 2005-05688.

1.4 **Incorporation by Reference.** Except as otherwise specifically provided in this Declaration, each of the terms defined in Article 1 of the Master Declaration shall have the meanings set forth in such Article.

2. **ANNEXATION.** The Additional Property is hereby annexed to The Ridge At Eagle Crest and made subject to the Master Declaration on the terms and conditions set forth in this Declaration.

3. **NEIGHBORHOOD.** Vista Rim is hereby declared to be a Neighborhood and assigned to Voting Group 3 for purposes of the Master Declaration and the Additional Property shall be a Neighborhood Parcel for purposes of the Master Declaration.

4. **LAND CLASSIFICATIONS.** The Additional Property is included in one or another of the following classifications:

4.1 **Residential Lots.** All platted numbered lots within the Additional Property, but excluding any tract labeled as "Common Area" or "Common Lot" on such plat, shall be Residential Lots as defined in Section 1.34 of the Master Declaration.

4.2 **Common Areas.** Vista Rim Drive, Vista Rim Court, Common Area "D" and Common Area "H" within the plat of Ridge at Eagle Crest 58 shall be Common Area as defined in Section 1.8 of the Master Declaration.

4.3 **Neighborhood Common Areas.** Common Area "A", Common Area "B", Common Area "C", Common Area "E", Common Area "F", and Common Area "G" shall be Neighborhood Common Areas as defined in Section 1.27 of the Master Declaration. Within the Neighborhood Common Area as shown on the plat of Ridge At Eagle Crest 58, the Owner of each adjacent Lot shall have the use of a driveway and walkway, if any, crossing the

Neighborhood Common Area and connecting to each Lot. The Owner of each Lot is responsible for maintaining his or her driveway, and walkway, if any, including the portion between the street and the Lot, in good condition at his or her own expense. In addition Owners shall indemnify, defend and hold harmless the Association from any loss or liability resulting from his or her failure to so maintain the driveway and walkway, if any.

5. **MASTER DECLARATION.** The Additional Property shall be subject to all of the terms and provisions of the Master Declaration, except that Section 7.16 (Minimum Dwelling Size) and Section 7.20 (Time-Sharing or Fractional Interest Ownership) shall not be applicable to the Additional Property.

6. **ADDITIONAL RESTRICTIONS.** The Additional Property shall be subject to the following additional restrictions:

6.1 **Noise; Exterior Lighting and Noise-making Devices.** Occupants of Living Units shall exercise extreme care not to make noises which may disturb occupants of other Living Units. Except with the consent of the Association and the Architectural Review Committee, no exterior lighting or noise-making devices shall be installed or maintained on any Lot within Vista Rim. Owners shall not tamper with exterior lighting except to replace expended bulbs with similar new bulbs.

6.2 **Windows, Decks, Porches, Outside Walls and Yards.** In order to preserve the attractive appearance of Vista Rim, the Association may regulate the nature of items which may be placed in or on windows, decks, entry porches, outside walls and yards so as to be visible from outside of the Lot. Garments, rugs, laundry and other similar items may not be hung from windows, facades, porches or decks.

6.3 **Alterations.** Owners are expressly prohibited from painting or changing the exterior of the building or other structure without written permission of the Architectural Review Committee and the Association. No fences or other structures may be installed outside of the Living Unit without the prior written approval of the Association and the Architectural Review Committee.

6.4 **No Increased Insurance.** Nothing shall be done or kept on any Lot or Neighborhood Common Area which will increase the cost of insurance on the Living Units or Neighborhood Common Areas. No Owner shall permit anything to be done or kept in his Living Unit or in the Neighborhood Common Areas which would result in cancellation of insurance on any Lot or any part of the Neighborhood Common Areas.

6.5 **Landscape.** All exterior landscape installations and plantings must be approved by the Association and the Architectural Review Committee.

6.6 **Neighborhood Policies and Procedures.** Except so provided in section 4.3 herein, the Association from time to time may adopt, modify or revoke such policies and procedures governing the conduct of persons in the operation and use of Lots, Living Units and

Neighborhood Common Areas within Vista Rim as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of Vista Rim. A copy of the Policies and Procedures, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be furnished by the Association Board of Directors to each Owner within Vista Rim and shall be binding upon all Owners and occupants of all Lots within Vista Rim upon the date of delivery. The method of adoption of such Policies and Procedures shall be as provided in the Bylaws of the Association.

6.7 **Exterior Maintenance.** The Association shall be responsible for maintaining the Neighborhood Common Areas of Vista Rim, septic tank, and septic tank pumps (replacement only), landscaping and landscape irrigation systems (including water and power for such systems) within Neighborhood Common Areas. The exterior surfaces of each Living Unit within Vista Rim (exterior painting only) shall be maintained by the Association as determined by the Board of Directors pursuant to the provision of Section 11.11 of the Master Declaration. All such damage shall be restored as promptly as possible to its original appearance. Any change to such appearance must be approved by the Architectural Review Committee and the Association.

6.8 **Neighborhood Assessments.** The costs of maintenance as set forth in Section 6.7, together with the costs of enforcing the restrictions contained in this Declaration, including reasonable administrative costs relating thereto, shall be assessed to each Lot within Vista Rim on an equal basis as Neighborhood Assessments and enforced as Individual Assessments under the Master Declaration.

6.9 **Neighborhood Association.** Declarant, the Association or the Owners within Vista Rim (by majority vote) may elect to establish a Neighborhood Association for Vista Rim. In such event, Declarant or the Association shall adopt Articles of Incorporation and initial Bylaws for the Neighborhood Association and supervise the organization of and election of directors for the Neighborhood Association. Upon establishment of the Neighborhood Association, the Neighborhood Association shall be responsible for enforcement of the restrictions contained in this Declaration in the manner provided in the Master Declaration, adoption of Neighborhood Policies and Procedures, maintenance of the Neighborhood Common Areas and exterior of Living Units within Vista Rim as provided in this Declaration, and assessment and collection of Neighborhood Assessments in the same manner as provided in the Master Declaration for assessment and collection of assessments thereunder. The Neighborhood Association shall have the same classes of membership and the same voting rights as provided in the Master Declaration for the Master Association.

7. **AMENDMENT.** This Declaration may be amended by Declarant at any time prior to the closing of the sale of the first lot in the Additional Property. Thereafter, this Declaration may only be amended by the vote or written consent of Owners owning not less than seventy-five percent (75%) of the Lots within Vista Rim, together with the written consent of the Class B member of the Association, or if a Neighborhood Association has been established, the written consent of the Class B member of the Neighborhood Association for Vista Rim, if such Class B membership has not been terminated. Any such Amendment shall become effective only upon recordation in the Deed Records of Deschutes County, Oregon, of a certificate of the President

or Secretary of the Association, or of the Neighborhood Association if a Neighborhood Association has been established, setting forth in full the amendments so approved and certifying that the Amendment has been approved in the manner required by this Declaration. In no event shall such an Amendment create, limit or diminish Special Declarant rights without Declarant's written consent.

8. **BINDING EFFECT.** The Additional Property, including all Lots, Common Areas, and Neighborhood Common Areas therein, shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved only in accordance with the provisions of the Master Declaration, as modified by this instrument, which easements, covenants, restrictions, and charges shall run with the Additional Property and shall be binding upon all parties having or acquiring any right, title or interest in the Additional Property, or any part thereof, and shall inure to the benefit of each Owner thereof. Declarant may assign its status as Declarant under this Declaration to a Successor Declarant for Vista Rim.

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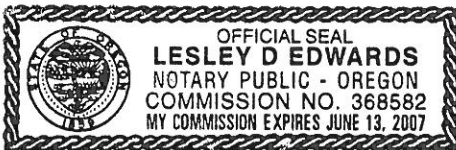
IN WITNESS WHEREOF, Declarant and Sun Forest Construction has executed this Declaration as of the day and year first set forth above.

EAGLE CREST, INC., an Oregon corporation

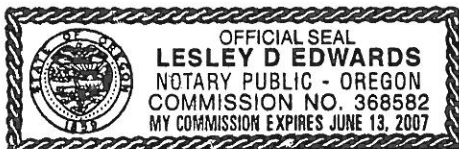
By: Lauri Miller
Its: Asst. Secretary

STATE OF OREGON)
)Ss.
County of Deschutes)

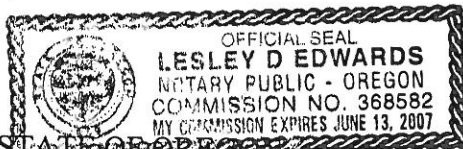
The foregoing instrument was acknowledged before me this 20th day of October, 2005 by Lauri Miller the Assistant Secretary of EAGLE CREST, INC., an Oregon corporation.



Lesley D. Edwards
Notary Public for Oregon
My commission expires:



SUN FOREST CONSTRUCTION, LTD., an Oregon corporation
By: Vernon Hall
Its: vice president



~~STATE OF OREGON~~
STATE OF OREGON)
)Ss.
County of Deschutes)

SUN FOREST CONSTRUCTION, LTD., an Oregon corporation
By: Glen Barker
Its: President

The foregoing instrument was acknowledged before me this 20th day of October, 2005 by Vernon Hall and Glen Barker vice-president, President of Sun Forest Construction, Ltd., an Oregon corporation.

Lesley D. Edwards
Notary Public for Oregon
My commission expires: 6/13/2007

EXHIBIT A

"Additional Property"

All of the following described property as shown on Ridge at Eagle Crest 58, plat recorded August 3, 2005 in the office of the County Recorder, Deschutes County, Oregon:

Residential Lots: Lots 1 - 25

Common Areas: Vista Rim Drive, Vista Rim Court, Common Area "D" and
Common Area "H"

Neighborhood

Common Areas: Common Area "A", Common Area "B", Common Area "C",
Common Area "E", Common Area "F" as shown on the referenced
plat.



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D-CCR Cnt=1 Stn=23 JEFF
\$35.00 \$11.00 \$10.00 \$5.00

09/20/2005 03:01:41 PM

AFTER RECORDING, RETURN TO:

Ms. Lesley Edwards
Resort Resources, Inc.
PO Box 1466
Bend, OR 97709

**DECLARATION ANNEXING PHASE 1
OF VISTA RIM
TO
THE RIDGE AT EAGLE CREST**

THIS DECLARATION is made this 20th day of September 2005, by **EAGLE CREST, INC.**, an Oregon corporation, ("**Declarant**").

RECITALS

A. Declarant is the Declarant under that certain Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge At Eagle Crest, dated January 3, 2005, and recorded January 28, 2005 in the records of Deschutes County, Oregon, as Document No. 2005-05688 (the "**Master Declaration**").

B. The Master Declaration provides that additional properties may be annexed to The Ridge At Eagle Crest pursuant to the provisions of Section 2.2 of the Master Declaration.

C. Declarant wishes to annex the real property described on the attached **Exhibit A** (the "**Additional Property**") to the Master Declaration upon the terms and conditions set forth in this Declaration and to designate the Additional Property as Phase 1 of a Neighborhood to be known as "Vista Rim".

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

1. **DEFINITION.** As used in this Declaration, the terms set forth below shall have the following meanings:

1.1 **Additional Property.** Additional Property means all the real property described in **Exhibit A**.

1.2 **Vista Rim.** Vista Rim means the Additional Property, together with any property annexed thereto by supplemental declarations.

1.3 **Master Declaration.** Master Declaration means the Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge At

6. **ADDITIONAL RESTRICTIONS.** The Additional Property shall be subject to the following additional restrictions:

6.1 **Noise; Exterior Lighting and Noise-making Devices.** Occupants of Living Units shall exercise extreme care not to make noises which may disturb occupants of other Living Units. Except with the consent of the Association and the Architectural Review Committee, no exterior lighting or noise-making devices shall be installed or maintained on any Lot within Vista Rim. Owners shall not tamper with exterior lighting except to replace expended bulbs with similar new bulbs.

6.2 **Windows, Decks, Porches, Outside Walls and Yards.** In order to preserve the attractive appearance of Vista Rim, the Association may regulate the nature of items which may be placed in or on windows, decks, entry porches, outside walls and yards so as to be visible from outside of the Lot. Garments, rugs, laundry and other similar items may not be hung from windows, facades, porches or decks.

6.3 **Alterations.** Owners are expressly prohibited from painting or changing the exterior of the building or other structure without written permission of the Architectural Review Committee and the Association. No fences or other structures may be installed outside of the Living Unit without the prior written approval of the Association and the Architectural Review Committee.

6.4 **No Increased Insurance.** Nothing shall be done or kept on any Lot or Neighborhood Common Area which will increase the cost of insurance on the Living Units or Neighborhood Common Areas. No Owner shall permit anything to be done or kept in his Living Unit or in the Neighborhood Common Areas which would result in cancellation of insurance on any Lot or any part of the Neighborhood Common Areas.

6.5 **Landscape.** All exterior landscape installations and plantings must be approved by the Association and the Architectural Review Committee.

6.6 **Neighborhood Policies and Procedures.** Except so provided in section 4.3 herein, the Association from time to time may adopt, modify or revoke such policies and procedures governing the conduct of persons in the operation and use of Lots, Living Units and Neighborhood Common Areas within Vista Rim as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of Vista Rim. A copy of the Policies and Procedures, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be furnished by the Association Board of Directors to each Owner within Vista Rim and shall be binding upon all Owners and occupants of all Lots within Vista Rim upon the date of delivery. The method of adoption of such Policies and Procedures shall be as provided in the Bylaws of the Association.

6.7 **Exterior Maintenance.** The Association shall be responsible for maintaining the Neighborhood Common Areas of Vista Rim, septic tank, and septic tank pumps (replacement only), landscaping and landscape irrigation systems (including water and power for such systems)

with the Additional Property and shall be binding upon all parties having or acquiring any right, title or interest in the Additional Property, or any part thereof, and shall inure to the benefit of each Owner thereof. Declarant may assign its status as Declarant under this Declaration to a Successor Declarant for Vista Rim.

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EXHIBIT A

“Additional Property”

All of the following described property as shown on Ridge at Eagle Crest 58, plat recorded August 3, 2005 in the office of the County Recorder, Deschutes County, Oregon:

Residential Lots: Lots 1 - 25

Common Areas: Vista Rim Drive, Vista Rim Court, Common Area “D” and
Common Area “H”

Neighborhood

Common Areas: Common Area “A”, Common Area “B”, Common Area “C”,
Common Area “E”, Common Area “F” as shown on the referenced
plat.



AFTER RECORDING, RETURN TO:

Ms. Lesley Edwards
Resort Resources, Inc.
PO Box 1466
Bend, OR 97709

**DECLARATION ANNEXING PHASE 2
OF VISTA RIM
TO
THE RIDGE AT EAGLE CREST**

THIS DECLARATION is made this 13th day of November, 2006, by **EAGLE CREST, INC.**, an Oregon corporation, ("**Declarant**").

RECITALS

A. Declarant is the Declarant under that certain Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge At Eagle Crest, dated January 3, 2005, and recorded January 28, 2005 in the records of Deschutes County, Oregon, as Document No. 2005-05688 (the "**Master Declaration**").

B. The Master Declaration provides that additional properties may be annexed to The Ridge At Eagle Crest pursuant to the provisions of Section 2.2 of the Master Declaration.

C. Declarant wishes to annex the real property described on the attached **Exhibit A** (the "**Additional Property**") to the Master Declaration upon the terms and conditions set forth in this Declaration and to designate the Additional Property as Phase 2 of a Neighborhood known as "Vista Rim".

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

1. **DEFINITION.** As used in this Declaration, the terms set forth below shall have the following meanings:

1.1 **Additional Property.** Additional Property means all the real property described in **Exhibit A**.

1.2 **Vista Rim.** Vista Rim means the Additional Property, together with any property annexed thereto by supplemental declarations.

1.3 **Master Declaration.** Master Declaration means the Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge At

Eagle Crest, dated January 3, 2005, and recorded January 28, 2005, in the records of Deschutes County, Oregon, as Document No. 2005-05688.

1.4 **Incorporation by Reference.** Except as otherwise specifically provided in this Declaration, each of the terms defined in Article 1 of the Master Declaration shall have the meanings set forth in such Article.

2. **ANNEXATION.** The Additional Property is hereby annexed to The Ridge At Eagle Crest and made subject to the Master Declaration on the terms and conditions set forth in this Declaration.

3. **NEIGHBORHOOD.** The Additional Property shall be Phase 2 of the Neighborhood known as Vista Rim.

4. **LAND CLASSIFICATIONS.** The Additional Property is included in one or another of the following classifications:

4.1 **Residential Lots.** All platted numbered lots within the Additional Property, but excluding any tract labeled as "Common Area" or "Common Lot" on such plat, shall be Residential Lots as defined in Section 1.34 of the Master Declaration.

4.2 **Common Areas.** Vista Rim Drive within the plat of Ridge at Eagle Crest 59 shall be Common Area as defined in Section 1.8 of the Master Declaration.

4.3 **Neighborhood Common Areas.** Common Area "L", shall be Neighborhood Common Area as defined in Section 1.27 of the Master Declaration. Within the Neighborhood Common Area as shown on the plat of Ridge At Eagle Crest 59, the Owner of each adjacent Lot shall have the use of a driveway and walkway, if any, crossing the Neighborhood Common Area and connecting to each Lot. The Owner of each Lot is responsible for maintaining his or her driveway, and walkway, if any, including the portion between the street and the Lot, in good condition at his or her own expense. In addition Owners shall indemnify, defend and hold harmless the Association from any loss or liability resulting from his or her failure to so maintain the driveway and walkway, if any.

5. **MASTER DECLARATION.** The Additional Property shall be subject to all of the terms and provisions of the Master Declaration, except that Section 7.16 (Minimum Dwelling Size) and Section 7.20 (Time-Sharing or Fractional Interest Ownership) shall not be applicable to the Additional Property.

6. **ADDITIONAL RESTRICTIONS.** The Additional Property shall be subject to the following additional restrictions:

6.1 **Noise; Exterior Lighting and Noise-making Devices.** Occupants of Living Units shall exercise extreme care not to make noises which may disturb occupants of other Living Units. Except with the consent of the Association and the Architectural Review

Committee, no exterior lighting or noise-making devices shall be installed or maintained on any Lot within Vista Rim. Owners shall not tamper with exterior lighting except to replace expended bulbs with similar new bulbs.

6.2 **Windows, Decks, Porches, Outside Walls and Yards.** In order to preserve the attractive appearance of Vista Rim, the Association may regulate the nature of items which may be placed in or on windows, decks, entry porches, outside walls and yards so as to be visible from outside of the Lot. Garments, rugs, laundry and other similar items may not be hung from windows, facades, porches or decks.

6.3 **Alterations.** Owners are expressly prohibited from painting or changing the exterior of the building or other structure without written permission of the Architectural Review Committee and the Association. No fences or other structures may be installed outside of the Living Unit without the prior written approval of the Association and the Architectural Review Committee.

6.4 **No Increased Insurance.** Nothing shall be done or kept on any Lot or Neighborhood Common Area which will increase the cost of insurance on the Living Units or Neighborhood Common Areas. No Owner shall permit anything to be done or kept in his Living Unit or in the Neighborhood Common Areas which would result in cancellation of insurance on any Lot or any part of the Neighborhood Common Areas.

6.5 **Landscape.** All exterior landscape installations and plantings must be approved by the Association and the Architectural Review Committee.

6.6 **Neighborhood Policies and Procedures.** The Association from time to time may adopt, modify or revoke such policies and procedures governing the conduct of persons in the operation and use of Lots, Living Units and Neighborhood Common Areas within Vista Rim as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of Vista Rim. A copy of the Policies and Procedures, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be furnished by the Association Board of Directors to each Owner within Vista Rim and shall be binding upon all Owners and occupants of all Lots within Vista Rim upon the date of delivery. The method of adoption of such Policies and Procedures shall be as provided in the Bylaws of the Association.

6.7 **Exterior Maintenance.** Except as provided in Section 4.3 herein, the Association shall be responsible for maintaining the Neighborhood Common Areas of Vista Rim, septic tank, and septic tank pumps (replacement only), landscaping and landscape irrigation systems (including water and power for such systems) within Neighborhood Common Areas. The exterior surfaces of each Living Unit within Vista Rim (exterior painting only) shall be maintained by the Association as determined by the Board of Directors pursuant to the provision of Section 11.11 of the Master Declaration.

6.8 **Neighborhood Assessments.** The costs of maintenance as set forth in Section 6.7, together with the costs of enforcing the restrictions contained in this Declaration, including

reasonable administrative costs relating thereto, shall be assessed to each Lot within Vista Rim on an equal basis as Neighborhood Assessments and enforced as Individual Assessments under the Master Declaration.

6.9 **Neighborhood Association.** Declarant, the Association or the Owners within Vista Rim (by majority vote) may elect to establish a Neighborhood Association for Vista Rim. In such event, Declarant or the Association shall adopt Articles of Incorporation and initial Bylaws for the Neighborhood Association and supervise the organization of and election of directors for the Neighborhood Association. Upon establishment of the Neighborhood Association, the Neighborhood Association shall be responsible for enforcement of the restrictions contained in this Declaration in the manner provided in the Master Declaration, adoption of Neighborhood Policies and Procedures, maintenance of the Neighborhood Common Areas and exterior of Living Units within Vista Rim as provided in this Declaration, and assessment and collection of Neighborhood Assessments in the same manner as provided in the Master Declaration for assessment and collection of assessments thereunder. The Neighborhood Association shall have the same classes of membership and the same voting rights as provided in the Master Declaration for the Master Association.

7. **AMENDMENT.** This Declaration may be amended by Declarant at any time prior to the closing of the sale of the first lot in the Additional Property. Thereafter, this Declaration may only be amended by the vote or written consent of Owners owning not less than seventy-five percent (75%) of the Lots within Vista Rim, together with the written consent of the Class B member of the Association, or if a Neighborhood Association has been established, the written consent of the Class B member of the Neighborhood Association for Vista Rim, if such Class B membership has not been terminated. Any such Amendment shall become effective only upon recordation in the Deed Records of Deschutes County, Oregon, of a certificate of the President or Secretary of the Association, or of the Neighborhood Association if a Neighborhood Association has been established, setting forth in full the amendments so approved and certifying that the Amendment has been approved in the manner required by this Declaration. In no event shall such an Amendment create, limit or diminish Special Declarant rights without Declarant's written consent.

8. **BINDING EFFECT.** The Additional Property, including all Lots, Common Areas, and Neighborhood Common Areas therein, shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved only in accordance with the provisions of the Master Declaration, as modified by this instrument, which easements, covenants, restrictions, and charges shall run with the Additional Property and shall be binding upon all parties having or acquiring any right, title or interest in the Additional Property, or any part thereof, and shall inure to the benefit of each Owner thereof. Declarant may assign its status as Declarant under this Declaration to a Successor Declarant for Vista Rim.

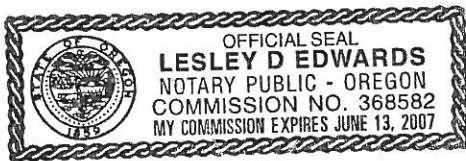
IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year first set forth above.

EAGLE CREST, INC., an Oregon corporation

By: Jane Allen
Its: Asst. Secretary

STATE OF OREGON)
)Ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 13th day of November, 2006 by Jane Allen the Asst Secretary of EAGLE CREST, INC., an Oregon corporation.



Lesley D Edwards
Notary Public for Oregon
My commission expires: 6/13/2007

EXHIBIT A

“Additional Property”

All of the following described property as shown on Ridge at Eagle Crest 59, plat recorded November 6, 2006 in the office of the County Recorder, Deschutes County, Oregon:

Residential Lots: Lots 26 - 38

Common Area: Vista Rim Drive

Neighborhood

Common Area: Common Area “L”, as shown on the referenced plat.



AFTER RECORDING, RETURN TO:

Ms. Lesley Edwards
Resort Resources, Inc.
PO Box 1466
Bend, OR 97709

DECLARATION ANNEXING PHASE 2-A
OF VISTA RIM
TO
THE RIDGE AT EAGLE CREST

THIS DECLARATION is made this 28th day of August, 2007, by JELD-WEN DEVELOPMENT, INC., formerly known as EAGLE CREST, INC., an Oregon corporation, ("Declarant").

RECITALS

A. Declarant is the Declarant under that certain Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge At Eagle Crest, dated January 3, 2005, and recorded January 28, 2005 in the records of Deschutes County, Oregon, as Document No. 2005-05688 (the "**Master Declaration**").

B. The Master Declaration provides that additional properties may be annexed to The Ridge At Eagle Crest pursuant to the provisions of Section 2.2 of the Master Declaration.

C. Declarant wishes to annex the real property described on the attached **Exhibit A** (the "**Additional Property**") to the Master Declaration upon the terms and conditions set forth in this Declaration and to designate the Additional Property as Phase 2-A of a Neighborhood known as "Vista Rim".

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

1. **DEFINITION.** As used in this Declaration, the terms set forth below shall have the following meanings:

1.1 **Additional Property.** Additional Property means all the real property described in **Exhibit A**.

1.2 **Vista Rim.** Vista Rim means the Additional Property, together with any property annexed thereto by supplemental declarations.

1.3 **Master Declaration.** Master Declaration means the Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge At Eagle Crest, dated January 3, 2005, and recorded January 28, 2005, in the records of Deschutes County, Oregon, as Document No. 2005-05688.

1.4 **Incorporation by Reference.** Except as otherwise specifically provided in this Declaration, each of the terms defined in Article 1 of the Master Declaration shall have the meanings set forth in such Article.

2. **ANNEXATION.** The Additional Property is hereby annexed to The Ridge At Eagle Crest and made subject to the Master Declaration on the terms and conditions set forth in this Declaration.

3. **NEIGHBORHOOD.** The Additional Property shall be Phase 2-A of the Neighborhood known as Vista Rim.

4. **LAND CLASSIFICATIONS.** The Additional Property is included in one or another of the following classifications:

4.1 **Residential Lots.** All platted numbered lots within the Additional Property, but excluding any tract labeled as "Common Area" or "Common Lot" on such plat, shall be Residential Lots as defined in Section 1.34 of the Master Declaration.

4.2 **Common Areas.** Sun Vista Drive within the plat of Ridge at Eagle Crest 59 shall be Common Area as defined in Section 1.8 of the Master Declaration.

4.3 **Neighborhood Common Areas.** Common Area "K", shall be Neighborhood Common Area as defined in Section 1.27 of the Master Declaration. Within the Neighborhood Common Area as shown on the plat of Ridge At Eagle Crest 59, the Owner of each adjacent Lot shall have the use of a driveway and walkway, if any, crossing the Neighborhood Common Area and connecting to each Lot. The Owner of each Lot is responsible for maintaining his or her driveway, and walkway, if any, including the portion between the street and the Lot, in good condition at his or her own expense. In addition Owners shall indemnify, defend and hold harmless the Association from any loss or liability resulting from his or her failure to so maintain the driveway and walkway, if any.

5. **MASTER DECLARATION.** The Additional Property shall be subject to all of the terms and provisions of the Master Declaration, except that Section 7.16 (Minimum Dwelling Size) and Section 7.20 (Time-Sharing or Fractional Interest Ownership) shall not be applicable to the Additional Property.

6. **ADDITIONAL RESTRICTIONS.** The Additional Property shall be subject to the following additional restrictions:

6.1 **Noise; Exterior Lighting and Noise-making Devices.** Occupants of Living Units shall exercise extreme care not to make noises which may disturb occupants of other Living Units. Except with the consent of the Association and the Architectural Review Committee, no exterior lighting or noise-making devices shall be installed or maintained on any Lot within Vista Rim. Owners shall not tamper with exterior lighting except to replace expended bulbs with similar new bulbs.

6.2 **Windows, Decks, Porches, Outside Walls and Yards.** In order to preserve the attractive appearance of Vista Rim, the Association may regulate the nature of items which may be placed in or on windows, decks, entry porches, outside walls and yards so as to be visible from outside of the Lot. Garments, rugs, laundry and other similar items may not be hung from windows, facades, porches or decks.

6.3 **Alterations.** Owners are expressly prohibited from painting or changing the exterior of the building or other structure without written permission of the Architectural Review Committee and the Association. No fences or other structures may be installed outside of the Living Unit without the prior written approval of the Association and the Architectural Review Committee.

6.4 **No Increased Insurance.** Nothing shall be done or kept on any Lot or Neighborhood Common Area which will increase the cost of insurance on the Living Units or Neighborhood Common Areas. No Owner shall permit anything to be done or kept in his Living Unit or in the Neighborhood Common Areas which would result in cancellation of insurance on any Lot or any part of the Neighborhood Common Areas.

6.5 **Landscape.** All exterior landscape installations and plantings must be approved by the Association and the Architectural Review Committee.

6.6 **Neighborhood Policies and Procedures.** The Association from time to time may adopt, modify or revoke such policies and procedures governing the conduct of persons in the operation and use of Lots, Living Units and Neighborhood Common Areas within Vista Rim as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of Vista Rim. A copy of the Policies and Procedures, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be furnished by the Association Board of Directors to each Owner within Vista Rim and shall be binding upon all Owners and occupants of all Lots within Vista Rim upon the date of delivery. The method of adoption of such Policies and Procedures shall be as provided in the Bylaws of the Association.

6.7 **Exterior Maintenance.** Except as provided in Section 4.3 herein, the Association shall be responsible for maintaining the Neighborhood Common Areas of Vista Rim, septic tank, and septic tank pumps (replacement only), landscaping and landscape irrigation systems (including water and power for such systems) within Neighborhood Common Areas. The exterior surfaces of each Living Unit within Vista Rim (exterior painting only) shall be maintained by the Association as determined by the Board of Directors pursuant to the provision of Section 11.11 of the Master Declaration.

6.8 **Neighborhood Assessments.** The costs of maintenance as set forth in Section 6.7, together with the costs of enforcing the restrictions contained in this Declaration, including reasonable administrative costs relating thereto, shall be assessed to each Lot within Vista Rim on an equal basis as Neighborhood Assessments and enforced as Individual Assessments under the Master Declaration.

6.9 **Neighborhood Association.** Declarant, the Association or the Owners within Vista Rim (by majority vote) may elect to establish a Neighborhood Association for Vista Rim. In such event, Declarant or the Association shall adopt Articles of Incorporation and initial Bylaws for the Neighborhood Association and supervise the organization of and election of directors for the Neighborhood Association. Upon establishment of the Neighborhood Association, the Neighborhood Association shall be responsible for enforcement of the restrictions contained in this Declaration in the manner provided in the Master Declaration, adoption of Neighborhood Policies and Procedures, maintenance of the Neighborhood Common Areas and exterior of Living Units within Vista Rim as provided in this Declaration, and assessment and collection of Neighborhood Assessments in the same manner as provided in the Master Declaration for assessment and collection of assessments thereunder. The Neighborhood Association shall have the same classes of membership and the same voting rights as provided in the Master Declaration for the Master Association.

7. **AMENDMENT.** This Declaration may be amended by Declarant at any time prior to the closing of the sale of the first lot in the Additional Property. Thereafter, this Declaration may only be amended by the vote or written consent of Owners owning not less than seventy-five percent (75%) of the Lots within Vista Rim, together with the written consent of the Class B member of the Association, or if a Neighborhood Association has been established, the written consent of the Class B member of the Neighborhood Association for Vista Rim, if such Class B membership has not been terminated. Any such Amendment shall become effective only upon recordation in the Deed Records of Deschutes County, Oregon, of a certificate of the President or Secretary of the Association, or of the Neighborhood Association if a Neighborhood Association has been established, setting forth in full the amendments so approved and certifying that the Amendment has been approved in the manner required by this Declaration. In no event shall such an Amendment create, limit or diminish Special Declarant rights without Declarant's written consent.

8. **BINDING EFFECT.** The Additional Property, including all Lots, Common Areas, and Neighborhood Common Areas therein, shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved only in accordance with the provisions of the Master Declaration, as modified by this instrument, which easements, covenants, restrictions, and charges shall run with the Additional Property and shall be binding upon all parties having or acquiring any right, title or interest in the Additional Property, or any part thereof, and shall inure to the benefit of each Owner thereof. Declarant may assign its status as Declarant under this Declaration to a Successor Declarant for Vista Rim.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year first set forth above.

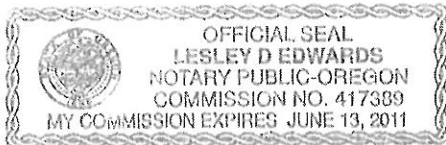
JELD-WEN DEVELOPMENT, INC., an Oregon corporation

By: Jane Auen

Its: Asst. Secretary

STATE OF OREGON)
County of Deschutes)Ss.

The foregoing instrument was acknowledged before me this 28th day of August, 2007 by Jane Auen the Asst. Secretary of JELD-WEN DEVELOPMENT, INC., an Oregon corporation.



Lesley D. Edwards
Notary Public for Oregon
My commission expires: 6/13/2011

EXHIBIT A

“Additional Property”

All of the following described property as shown on Ridge at Eagle Crest 59, plat recorded November 6, 2006 in the office of the County Recorder, Deschutes County, Oregon:

Residential Lots: Lots 50 through 53

Common Area: Sun Vista Drive

Neighborhood
Common Area: Common Area “K”, as shown on the referenced plat.



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AFTER RECORDING, RETURN TO:

Ms. Lesley Edwards
Resort Resources, Inc.
PO Box 1466
Bend, OR 97709

DECLARATION ANNEXING PHASE 3
OF VISTA RIM
TO
THE RIDGE AT EAGLE CREST

THIS DECLARATION is made this _____ day of May, 2011, by EAGLE CREST RESORT DEVELOPMENT, LLC, a Delaware limited liability company, successor declarant to JELD-WEN Development, Inc. (fka Eagle Crest, Inc.) ("**Declarant**").

RECITALS

A. Declarant is the Declarant under that certain Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge at Eagle Crest, dated January 3, 2005, and recorded January 28, 2005 in the records of Deschutes County, Oregon, as Document No. 2005-05688 (the "**Master Declaration**").

B. The Master Declaration provides that additional properties may be annexed to The Ridge at Eagle Crest pursuant to the provisions of Section 2.2 of the Master Declaration.

C. Declarant wishes to annex the real property described on the attached **Exhibit A** (the "**Additional Property**") to the Master Declaration upon the terms and conditions set forth in this Declaration and to designate the Additional Property as Phase 3 of a Neighborhood known as "Vista Rim."

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

1. **DEFINITION.** As used in this Declaration, the terms set forth below shall have the following meanings:

1.1 **Additional Property.** Additional Property means all the real property described in **Exhibit A**.

1.2 **Master Declaration.** Master Declaration means the Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge at Eagle Crest, dated January 3, 2005, and recorded January 28, 2005, in the records of Deschutes County, Oregon, as Document No. 2005-05688.

1.3 **Incorporation by Reference.** Except as otherwise specifically provided in this Declaration, each of the terms defined in Article 1 of the Master Declaration shall have the meanings set forth in such Article.

After recording, return to
Amerititle
15 OREGON AVENUE, BEND

Recorded by Amerititle as an
accommodation only. No liability
is accepted for the condition of
title or for the validity, sufficiency,
or effect of this document.

2. **ANNEXATION.** The Additional Property is hereby annexed to The Ridge at Eagle Crest and made subject to the Master Declaration on the terms and conditions set forth in this Declaration.

3. **NEIGHBORHOOD.** The Additional Property shall be Phase 3 of the Neighborhood known as Vista Rim.

4. **LAND CLASSIFICATIONS.** The Additional Property is included in one or another of the following classifications:

4.1 **Residential Lots.** All platted numbered lots within the Additional Property shall be Residential Lots as defined in Section 1.34 of the Master Declaration.

4.2 **Neighborhood Common Areas.** Common Area "J" shall be Neighborhood Common Area as defined in Section 1.27 of the Master Declaration. Within the Neighborhood Common Area as shown on the plat of Ridge at Eagle Crest 59, the Owner of each adjacent Lot shall have the use of a driveway and walkway, if any, crossing the Neighborhood Common Area and connecting to each Lot. The Owner of each Lot is responsible for maintaining his or her driveway and walkway, if any, including the portion between the street and the Lot, in good condition at his or her own expense. In addition, Owners shall indemnify, defend and hold harmless the Association from any loss or liability resulting from his or her failure to so maintain the driveway and walkway, if any.

5. **MASTER DECLARATION.** The Additional Property shall be subject to all of the terms and provisions of the Master Declaration.

6. **ADDITIONAL RESTRICTIONS.** The Additional Property shall be subject to the following additional restrictions:

6.1 **Noise; Exterior Lighting and Noise-making Devices.** Occupants of Living Units shall exercise extreme care not to make noises which may disturb occupants of other Living Units. Except with the consent of the Association and the Architectural Review Committee, no exterior lighting or noise-making devices shall be installed or maintained on any Lot within Vista Rim. Owners shall not tamper with exterior lighting except to replace expended bulbs with similar new bulbs.

6.2 **Windows, Decks, Porches, Outside Walls and Yards.** In order to preserve the attractive appearance of Vista Rim, the Association may regulate the nature of items which may be placed in or on windows, decks, entry porches, outside walls and yards so as to be visible from outside of the Lot. Garments, rugs, laundry and other similar items may not be hung from windows, facades, porches or decks.

6.3 **Alterations.** Owners are expressly prohibited from painting or changing the exterior of the building or other structure without written permission of the Architectural Review Committee and the Association. No fences or other structures may be installed outside of the Living Unit without the prior written approval of the Association and the Architectural Review Committee.

6.4 **No Increased Insurance.** Nothing shall be done or kept on any Lot or Neighborhood Common Area which will increase the cost of insurance on the Living Units or Neighborhood Common Areas. No Owner shall permit anything to be done or kept in his Living Unit or in the Neighborhood Common Areas which would result in cancellation of insurance on any Lot or any part of the Neighborhood Common Areas.

6.5 **Landscape.** All exterior landscape installations and plantings must be approved by the Association and the Architectural Review Committee.

6.6 **Neighborhood Policies and Procedures.** The Association from time to time may adopt, modify or revoke such policies and procedures governing the conduct of persons in the operation and use of Lots, Living Units and Neighborhood Common Areas within Vista Rim as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of Vista Rim. A copy of the Policies and Procedures, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be furnished by the Association Board of Directors to each Owner within Vista Rim and shall be binding upon all Owners and occupants of all Lots within Vista Rim upon the date of delivery. The method of adoption of such Policies and Procedures shall be as provided in the Bylaws of the Association.

6.7 **Exterior Maintenance.** Except as provided in Section 4.2 herein, the Association shall be responsible for maintaining the Neighborhood Common Areas of Vista Rim, septic tanks and septic tank pumps, landscaping and landscape irrigation systems (including water and power for such systems) within Neighborhood Common Areas. The exterior surfaces of each Living Unit within Vista Rim (exterior painting only) shall be maintained by the Association as determined by the Board of Directors pursuant to the provision of Section 11.11 of the Master Declaration.

6.8 **Neighborhood Assessments.** The costs of maintenance as set forth in Section 6.7, together with the costs of enforcing the restrictions contained in this Declaration, including reasonable administrative costs relating thereto, shall be assessed to each Lot within Vista Rim on an equal basis as Neighborhood Assessments and enforced as Individual Assessments under the Master Declaration.

6.9 **Neighborhood Association.** Declarant, the Association or the Owners within Vista Rim (by majority vote) may elect to establish a Neighborhood Association for Vista Rim. In such event, Declarant or the Association shall adopt Articles of Incorporation and initial Bylaws for the Neighborhood Association and supervise the organization of and election of directors for the Neighborhood Association. Upon establishment of the Neighborhood Association, the Neighborhood Association shall be responsible for enforcement of the restrictions contained in this Declaration in the manner provided in the Master Declaration, adoption of Neighborhood Policies and Procedures, maintenance of the Neighborhood Common Areas and exterior of Living Units within Vista Rim as provided in this Declaration, and assessment and collection of Neighborhood Assessments in the same manner as provided in the Master Declaration for assessment and collection of assessments thereunder. The Neighborhood Association shall have the same classes of membership and the same voting rights as provided in the Master Declaration for the Master Association.

7. **AMENDMENT.** This Declaration may be amended by Declarant at any time prior to the closing of the sale of the first lot in the Additional Property. Thereafter, this Declaration may only be amended by the vote or written consent of Owners owning not less than seventy-five percent (75%) of the Lots within Vista Rim, together with the written consent of the Class B member of the Association, or if a Neighborhood Association has been established, the written consent of the Class B member of the Neighborhood Association for Vista Rim, if such Class B membership has not been terminated. Any such Amendment shall become effective only upon recordation in the Deed Records of Deschutes County, Oregon, of a certificate of the President or Secretary of the Association, or of the Neighborhood Association if a Neighborhood Association has been established, setting forth in full the amendments so approved and certifying that the Amendment has been approved in the manner required by this Declaration. In no event shall such an Amendment create, limit or diminish Special Declarant rights without Declarant's written consent.

8. **BINDING EFFECT.** The Additional Property, including all Lots, Common Areas, and Neighborhood Common Areas therein, shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved only in accordance with the provisions of the Master Declaration, as modified by this instrument, which easements, covenants, restrictions, and charges shall run with the Additional Property and shall be binding upon all parties having or acquiring any right, title or interest in the Additional Property, or any part thereof, and shall inure to the benefit of each Owner thereof. Declarant may assign its status as Declarant under this Declaration to a Successor Declarant for Vista Rim.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year first set forth above.


EAGLE CREST RESORT DEVELOPMENT, LLC,
a Delaware limited liability company

By NV Oregon Resorts Investors, LLC, a Delaware
limited liability company, its authorized agent.

By: 
Simon Hallgarten, Member

STATE OF CONNECTICUT)
County of Fairfield)Ss.

The foregoing instrument was acknowledged before me this 17th day of
May 2011 by Simon Hallgarten, Member of NV Oregon Resorts Investors, LLC, a Delaware limited
liability company, authorized agent for EAGLE CREST RESORT DEVELOPMENT, LLC, a Delaware
limited liability company.


Notary Public for Connecticut
My commission expires: 11/30/2015

Catherine Smeriglio
Notary
My commission expires 11/30, 2015

Catherine Smeriglio
Notary Public - Connecticut
My commission expires 11/30, 2015

EXHIBIT A

"Additional Property"

All of the following described property as shown on Ridge at Eagle Crest 59 plat recorded November 6, 2006 in the office of the County Recorder, Deschutes County, Oregon:

Residential Lots: Lots 47, 48, 49, 54, 55, 56, 57, 58 and 59

Common Area: None

Neighborhood

Common Area: Common Area "J", as shown on the referenced plat.