

VOL: 2000 PAGE: 32246
RECORDED DOCUMENT

STATE OF OREGON
COUNTY OF DESCHUTES



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Printed: 08/14/2000 09:32:43

DO NOT REMOVE THIS CERTIFICATE

(This certificate constitutes a part of the original instrument in accordance with ORS 205.180(2). Removal of this certificate may invalidate this certificate and affect the admissibility of the original instrument into evidence in any legal proceeding.)

I hereby certify that the attached instrument was received
and duly recorded in Deschutes County records:

DATE AND TIME: Aug. 14, 2000; 9:21 a.m.

RECEIPT NO: 24614

DOCUMENT TYPE: Planned Community
 Subdivision Amendment

FEE PAID: \$46.00

NUMBER OF PAGES: 4

A handwritten signature in black ink, appearing to read "Mary Sue Penhollow".

MARY SUE PENHOLLOW
DESCHUTES COUNTY CLERK

46157376-24

2000-32246-1

**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR**

QUAIL PINE ESTATES PHASE II

By instrument dated January 11, 2000, and recorded February 23, 2000, in Volume 2000 at Page 6864, Official Records of Deschutes County, Oregon, RARE PROPERTIES, L.L.C., established the Declaration of Covenants, Conditions and Restrictions for Quail Pine Estates.

The Declaration of Covenants, Conditions and Restrictions for Quail Pine Estates contemplated that developer would, at any time during the term of the Declaration, add all or a portion of any land now or hereafter owned by Declarant to the Property which was covered by said Declaration.

Declarant now wishes to subject the area known as Quail Pine Estates, Phase II to the Declaration of Covenants, Conditions and Restrictions for Quail Pine Estates, to annex such Property to Quail Pine Estates and to make provisions for the conditions upon which such Property may be used.

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

SECTION 1. DEFINITIONS

1.1 INCORPORATION BY REFERENCE: Each of the terms defined in Section 1 of the Declaration for Quail Pine Estates shall have the meanings set forth in such Section 1.

1.2 The "Property" shall mean Quail Pine Estates, Phase II, as described in Exhibit "A" attached hereto.

1.3 Declaration of Covenants, Conditions and Restrictions for Quail Pine Estates shall mean that certain document entitled "Declaration of Covenants, Conditions and Restrictions for Quail Pine Estates" dated January 11, 2000, recorded February 23, 2000, in Volume 2000, Page 6864, Official Records of Deschutes County, Oregon.

1 - SUPPLEMENTAL DECLARATION

P:\DATA\SR\CLIENTS\N-S\Rareprop 008

**FIRST AMERICAN TITLE
INSURANCE COMPANY OF OREGON
P.O. BOX 323
BEND, OR 97709**

**RECORDED BY FIRST AMERICAN TITLE
INSURANCE COMPANY OF OREGON AS AN
ACCOMMODATION ONLY. NO LIABILITY IS
ACCEPTED FOR THE CONDITION OF TITLE
OR FOR THE VALIDITY, SUFFICIENCY, OR
EFFECT OF THIS DOCUMENT.**

BRYANT, LOVLIE & JARVIS, PC

ATTORNEYS AT LAW ESTABLISHED 1915
40 NW Greenwood PO Box 1151 Bend, Oregon 97709-1151 (541)382-4331 fax (541)389-3386 www.bryantlovlienjarvis.com

1.4 "Quail Pine Estates, Phase II", shall mean the area described on Exhibit "A" attached hereto.

SECTION 2. SUBJECTION OF QUAIL PINE ESTATES, PHASE II, TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR QUAIL PINE ESTATES.

2.1 ANNEXATION: Declarant hereby declares that Quail Pine Estates, Phase II, shall be part of that certain residential community known as Quail Pine Estates as referred to in the Declaration of Covenants, Conditions and Restrictions for Quail Pine Estates.

2.2 DECLARATION OF RESTRICTIONS: The covenants and conditions set forth in Sections 1 through 8, inclusive, of the Declaration of Covenants, Conditions and Restrictions for Quail Pine Estates shall be applicable within the Property except as may be restricted in this instrument. The Property shall be held, conveyed, hypothecated, encumbered, used, occupied and improved only in accordance with the provisions made in this instrument and the Declaration of Covenants, Conditions and Restrictions for Quail Pine Estates.

SECTION 3. MISCELLANEOUS

3.1 AMENDMENT AND REPEAL: Any provision of this Declaration at any time may be amended or repealed. The provision may be added by any of the methods provided in the Declaration of Covenants, Conditions and Restrictions for Quail Pine Estates.

3.2 DURATION: The covenants and provisions contained herein shall continue to remain in full force and effect in accordance with Section 6.1 of the Declaration of Covenants, Conditions and Restrictions for Quail Pine Estates.

3.3 ATTORNEY FEES: In the event any party shall bring any suit or action to enforce this Declaration, or to collect any money due hereunder or to foreclose a lien, the party not prevailing shall pay to the prevailing party all costs and expenses incurred by it in connection with such suit or action, such amount as the court may determine to be reasonable as attorneys' fees at trial and upon any appeal or petition for review thereof or other proceedings, including any bankruptcy or arbitration proceeding.

2000-30246-3

IN WITNESS WHEREOF, RARE PROPERTIES, L.L.C. has executed this Declaration
this 10TH day of August, 2000.

RARE PROPERTIES, L.L.C.

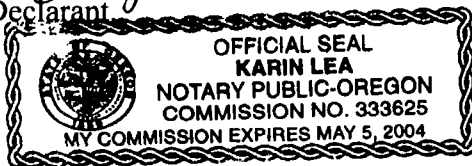
David P. Reynolds
BY: DAVID P. REYNOLDS, Manager

TD&L, L.L.C., MANAGER OF RARE
PROPERTIES, L.L.C.

Jay Audia
BY: JAY AUDIA, Manager

STATE OF OREGON, County of Deschutes) ss.

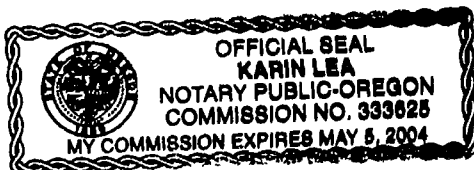
The foregoing instrument was acknowledged before me this 10TH day of
August, 2000, by DAVID P. REYNOLDS, as Manager of Rare Properties, L.L.C.,
Declarant.



Karin Lea
Notary Public for Oregon
My Commission Expires: 5-5-2004

STATE OF OREGON, County of Deschutes) ss.

The foregoing instrument was acknowledged before me this 11TH day of
August, 2000, by JAY AUDIA, as Manager of TD&L, L.L.C. which is a Manager of
Rare Properties, L.L.C., Declarant.



Karin Lea
Notary Public for Oregon
My Commission Expires: 5-5-2004

3 - SUPPLEMENTAL DECLARATION

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2000-32246-4

EXHIBIT A

QUAIL PINE ESTATES, PHASE II

PLAT NO 98-304 DATED 4-11-00

A REPLAT OF A PORTION OF TRACT 13,
WAYWEST PROPERTIES, LOCATED IN THE SE
1/4 SECTION 7, TOWNSHIP 18 SOUTH, RANGE
12 EAST, WILLAMETTE MERIDIAN, CITY OF
BEND, DESCHUTES COUNTY, OREGON.

4 - SUPPLEMENTAL DECLARATION

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