



AFTER RECORDING, RETURN TO:

Sun Meadow Owners Association
c/o Crystal Lake Property Management
PO Box 7384
Bend OR 97708-7384

**DECLARATION OF ANNEXATION TO
SUN MEADOW NO. 2**

THIS DECLARATION OF ANNEXATION TO SUN MEADOW is made as of this 27 day of JULY, 2004, by ELK HORN DEVELOPMENT LLC; an Oregon limited liability company ("Declarant").

Declarant is the declarant under the Declaration of Protective Covenants, Conditions, Restrictions and Easements of Sun Meadow recorded February 27, 2004 in the Records of Deschutes County, Oregon, as Document No. 2004-10601 (the "Declaration").

Declarant is the owner of the property platted as Sun Meadow. Pursuant to Section 2.2 of the Declaration, Declarant wishes to annex such property to Sun Meadow as Additional Property and subject the same to the Declaration.

NOW, THEREFORE, Declarant hereby declares as follows:

1. **PROPERTY ANNEXED.** Declarant hereby declares that all of the property described below shall be annexed to Sun Meadow and the Declaration as Additional property and that such property is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the Declaration:

Sun Meadow No. 2 located in Deschutes County, Oregon

2. **LAND CLASSIFICATIONS.** All of the land within the Additional Property annexed hereby is included in one or another of the following classifications:

- 2.1 Lots, which consist of Lots 33 through 55 of the Additional Property;
- 2.2 Zero Lot Line Lots. There are no Zero Lot Line Lots.
- 2.3 Common Areas, which consist of Tract F of the Additional Property;
- 2.4 Limited Common Areas. There are no Limited Common Areas.

- 2.5 Common Easement Areas, which consists of the section of Right of Way, from the curb to the property line, on Brosterhous Road along the front of the Sun Meadow Plats.
- 2.6 Public Areas, which shall be each of the streets as shown on the Plat of the Additional Property.

3 **RESTRICTIONS ON USE.**

- 3.1 Each of the Lots in the Additional Property shall be subject to the use restrictions set forth in the Declaration.
- 3.2 Fences and Hedges. Pursuant to Section 6.14 of the Declaration, Lots adjacent to Tract B shall have the following fence height requirements: lot 43 shall be four feet in height; Lot 46, 47, 48, and 49 shall be five feet in height.

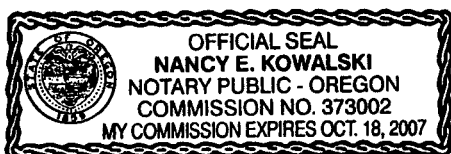
IN WITNESS WHEREOF, Declarant has executed this Declaration of Annexation as of the day first written above.

ELK HORN DEVELOPMENT LLC, an Oregon
limited liability company

By: *Dennis L. Pahlisch*
Its: *Dennis L. Pahlisch*

STATE OF OREGON)
)ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 28 day of June, 2004, by Dennis L. Pahlisch as member of Elk Horn Development LLC, an Oregon limited liability company, on its behalf.



Nancy E. Kowalski
Notary Public for Oregon
My Commission Expires: 10-18-07

SUN MEADOW NO. 2

SW1/4 SECTION 9, T.18S., R.12E., W.M.

CITY OF BEND
DESCHUTES COUNTY, OREGON

SURVEYED APRIL 28, 2004

SHEET 2 OF 2

otak
INCORPORATED
140 NW WALL STREET, SUITE 100
BEND, OREGON 97701
(541)385-1980 FAX (541)312-5004

DECLARATION

I, ELK HORN DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY AND DECLARE THAT THE MAP OF "SUN MEADOW NO. 2" IS A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND WE DO HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS, ALL RIGHTS AS SHOWN ON SAID MAP, AND WE DO HEREBY GRANT ALL EASEMENTS, NOT PREVIOUSLY SHOWN ON SAID MAP, AS SHOWN ON THIS PLAT, ALL LOTS AND TRACTS ARE SUBJECT TO RESTRICTIONS NOTED OR STATED ELSEWHERE IN THIS PLAT.

ELK HORN DEVELOPMENT LLC
AN OREGON LIMITED LIABILITY COMPANY

NANCY E. KOWALSKI
LAND ACQUISITION MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF _____ } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2004, BY NANCY E. KOWALSKI, AS LAND ACQUISITION MANAGER OF ELK HORN DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY.

NOTARY SIGNATURE _____

NOTARY PUBLIC - OREGON _____

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM STERLING SAVINGS BANK, A TRUST DEED BENEFICIARY, HAS BEEN EXECUTED AND RECORDED IN VOLUME _____, PAGE _____, DESCHUTES COUNTY DEED RECORDS.

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED AS VOLUME _____, PAGE _____, DESCHUTES COUNTY DEED RECORDS.

THIS _____ DAY OF _____, 20 _____

DESCHUTES COUNTY SURVEYOR _____

APPROVALS

APPROVED THIS _____ DAY OF _____, 2004
CITY OF BEND PLANNING DIRECTOR

BY _____

APPROVED THIS _____ DAY OF _____, 2004
CITY OF BEND ENGINEER

BY _____

SIGNATURES BY THE CITY OF BEND PLANNING DIRECTOR AND ENGINEER CONSTITUTE ACCEPTANCE OF THE CITY OF BEND OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

APPROVED THIS _____ DAY OF _____, 2004
DESCHUTES COUNTY BOARD OF COMMISSIONERS

BY _____ CHAIRPERSON

APPROVED THIS _____ DAY OF _____, 2004
DESCHUTES COUNTY SURVEYOR

BY _____

APPROVED THIS _____ DAY OF _____, 2004
CENTRAL OREGON IRRIGATION DISTRICT
(NO WATER RIGHTS EXIST APPURTENANT TO THIS PLAT)

BY _____

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.085, ALL AD VALOREM TAXES, FEES, AND OTHER CHARGES AS REQUIRED BY LAW TO BE PLACED ON THE 2004-2005 TAX ROLL, WHICH BECOME A LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS _____ DAY OF _____, 2004.

DIRECTOR
DESCHUTES COUNTY DEPARTMENT OF ASSESSMENT

BY _____

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES AS REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID AS OF _____, 2004.

DIRECTOR
DESCHUTES COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION

BY _____

STATE OF OREGON }
COUNTY OF DESCHUTES } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2004, AT _____ O'CLOCK _____ M.

DESCHUTES COUNTY CLERK _____

BY _____ DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1999
GARY L. PAUL
2888

RENEWAL 12/31/2004

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT "SUN MEADOW NO. 2".

P.L.S. NO. 2898