

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
CRESTRIDGE ESTATES

COVENANTS, CONDITIONS AND RESTRICTIONS OF CRESTRIDGE ESTATES, A
SUBDIVISION IN THE COUNTY OF DESCHUTES, STATE OF OREGON

These Covenants, Conditions and Restrictions, hereinafter referred to as "CC&R's" are made this ___ day of July, 1992, by the owners of the lots comprising the CRESTRIDGE SUBDIVISION in Deschutes County, Oregon. Owners adopt these CC&R's in order to ensure development, promote architectural compatibility, and to provide for minimum standards for the use and maintenance of lots and residences. These CC&R's shall run with the land and shall burden each lot in the subdivision under the following terms and conditions:

ARTICLE I
DEFINITIONS

Whenever used in this Declaration, the following terms shall have the following meanings:

1. "Association" shall mean the CRESTRIDGE ESTATES PROPERTY OWNERS ASSOCIATION, its successors and assigns.
2. "Said Property" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may be hereafter brought within the jurisdiction of the Association by recorded declarations in the manner hereinafter set forth.
3. "Common Area" shall mean all of the land and appurtenances thereto now or hereafter owned by the Association including roadways, and intended to be devoted for the common use and enjoyment of the members of the Association.
4. "Design and Review Committee" shall mean a committee appointed by the Association in accordance with the Bylaws of the Association.
5. "Lot" shall mean any numbered plot of land shown upon any recorded subdivision plat of said property.
6. "Member" shall mean every person or entity who holds membership in the Association.
7. "Owner" shall mean every person or entity who holds membership in the Association.

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RESTRICTIONS

FIRST AMERICAN TITLE CO.
OF DESCHUTES COUNTY
P. O. BOX 323
BEND, OREGON 97709

195-129191-23

8. "Roadway" means any street, highway or other thoroughfare as shown on the recorded plat of said property.

ARTICLE II
PROPERTY RIGHTS

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 Areas which shall be appurtenant to and shall pass with the title to every Lot, subject to:
- A. 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 improvements 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% of the 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 any Owner, or the holder of any mortgage, irrespective of when executed, given by Declaration or any Owner encumbering any Lot or other property located within the CRESTRIDGE SUBDIVISION; and
- B. 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 two-thirds (2/3) of the votes which those members of the Association which are present or represented by proxy are entitled to cast at a meeting duly called for such purpose.

The Owner shall convey all Common Areas to the Association upon recordation of this Declaration. The Association shall determine the type of amenities which shall be constructed in the Common Area.

2. Owner's Right to Ingress, Egress and Support. Each Owner shall have the right to ingress and egress over, upon 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.

3. 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 regulations, rule or requirement shall be specifically overruled, canceled, or modified by the Board or the Association in a regular or special meeting by the vote of members holding a majority of the total votes in the Association. 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 VII.

**ARTICLE III
MEMBERSHIP AND VOTING RIGHTS**

1. Membership. Every person or entity who is the record Owner of a fee interest, or contract vendee, in any Lot 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 a 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 Lot owned. In the event the Owner of a Lot is more than one person or entity, votes and rights of use and enjoyment shall be as provided therein. 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 twelve (12) vote for each membership applicable to a particular Lot be cast for each Lot, except as otherwise provided.

**ARTICLE IV
MAINTENANCE**

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 flora, structures, and improvements situated upon the Area of Common Responsibility.

2. Owner's Responsibility. Except as provided in Section 1 of this Article, all maintenance of the Lot, all part of the residence thereon, and the exclusive use Common Area shall be the responsibility of the Owner, and each Owner shall maintain and keep in good repair such property and improvements.

**ARTICLE V
RIGHTS AND OBLIGATIONS OF THE ASSOCIATION**

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, 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 Bylaws.
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 with third parties to furnish water, trash collection, sewer service and other common services to each Lot as an Association expense.
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 conveyed to it by the Developer.
4. Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration or the Bylaws, and every other right or privilege reasonable 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.
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 Lot 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 Bylaws, the rules and regulations, or the restrictions. Unless an emergency situation exists, the Board shall give the violating Property 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 Property Owner and shall be collected as provided for herein for the collection of assessments.

6. Right of Entry. The Association shall have the right, in addition to and not in limitation of all rights it may have, to enter onto Lots 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 Lot.

ARTICLE VI ASSESSMENTS

1. Purpose of Assessment. The assessments provided for herein shall be used for the general purpose of promoting the recreation, health, safety, welfare, common benefit and enjoyment of the Owners and occupants of Lots, including the maintenance of real and personal property, all as may be more specifically authorized from time to time by the Board of Directors.
2. Creation of Assessments. Each Owner of any Lot, by acceptance of this Declaration or a deed therefore, whether or not it shall be so expressed in such deed, covenants and agrees to pay to the Association; (a) annual assessments or charges and (b) special assessments, such assessments to be established and collected as hereinafter provided. 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 charge on the land and shall be a continuing lien upon the Lot against which each assessment is made.
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 Lot 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 disapproves 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.

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 Lot does not exceed \$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 Lot to exceed this limitation shall be effective only if approved by a majority of the 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.
5. Lien for Assessments. All sums assessed against any Lot 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 Lot in favor of the association. Such lien shall be superior to all other liens and encumbrances on such Lot, 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 Lot 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.
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 Lot at any foreclosure sale or to acquire, hold, lease, mortgage, or convey the Lot. 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 Lot.

All payments shall be applied first to costs and attorney's 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.

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 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.

8. Subordination of the Lien to First Deeds of Trust and First Mortgages. The lien of the assessments, including interest, late charges, costs (including attorney's 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.
9. 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 Lot 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 Lot become subject to assessment hereunder shall be the date on which the later of the following occurs:
 - A. The Lot 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 construction on the Lot is substantially complete and available for occupancy.

**ARTICLE VII
ARCHITECTURAL CONTROLS**

1. Before any structure may be constructed within the Subdivision, the owner of the proposed construction site shall comply with these CC&R's. Failure to do so shall be deemed a violation of the CC&R's.

2. Architectural control over any improvements within the Subdivision shall be exercised exclusively by the Design and Review Committee. Improvements include all structures, landscaping, fences and screening.
3. No house, garage, fence, wall or other structure or building upon any lot, or in any area or part of CRESTRIDGE ESTATES shall be erected or constructed unless and until a complete set of plans, specifications and plot plan thereof has been submitted to, reviewed and approved in writing by the Design and Review Committee. Said plans and specifications shall include, but not necessarily be limited to, the exterior color scheme, exterior materials, all yard landscaping, building or structure to be erected or constructed and be in sufficient detail so as to permit a reasonable determination of the nature, style and finish of the completed structure.
4. Within fifteen (15) days after the plans are submitted, the plans shall be reviewed by the Design and Review Committee and the lot owner shall be advised in writing as to the Design and Review Committee's decision. No structure shall be started without approval of the Design and Review Committee. If any aspect of the proposed plan does not meet the criteria for development for the CRESTRIDGE SUBDIVISION, the lot owner shall revise and resubmit them until they are approved.
5. After approval of the plans, the lot owner may begin construction in accordance with the plans. Construction not in conformity with the approved plans shall be deemed a violation of these CC&R's.
6. No construction, maintenance or other work on, alterations to or activity related to such construction, maintenance or other work for or to any house, building or structure on or to be erected or constructed on any lot, or any area in or part of CRESTRIDGE ESTATES, shall be undertaken unless and until the Design and Review Committee has specifically approved such work and authorized its commencement. The owners, its contractor, subcontractors, agents, employees, guests and invitees shall comply with any and all governmental regulations, codes and ordinances concerning such work and hereby indemnifies and holds the Design and Review Committee harmless from any claim, loss or liability, including any attorneys' fees, arising from or relating to such work.
 - A. Any agent, officer, employee or designee of the Design and Review Committee may, after reasonable notice and during normal business hours or at any other reasonable time, enter into and inspect any and all construction activity or maintenance work to determine compliance with

this Article and this Declaration. Persons conducting such inspection shall not be deemed to be guilty of trespass in the course of performing such duties or other activities related thereto.

- B. If, after inspection, Homeowners Association believes any construction is not in agreement with the approved plans, it may halt construction, without court order, and may require, without court order, that corrective action be taken before construction can continue. The Homeowners Association shall not be liable for any damages, delays or inconveniences caused by its inspection, whether or not the inspection results in the discovery and correction of any unapproved work.
 - C. The Homeowners Association or Design and Review Committee may cause any construction or maintenance work or activity not specifically authorized by this Article or not being performed in strict compliance with the terms or conditions of prior authorization or approval to be terminated immediately or changes or correction made as to make such construction or maintenance work comply with the terms or conditions or such prior authorization or approval. All owners, their contractors, subcontractors, agents and employees do hereby acknowledge the right of the Design and Review Committee to terminate such construction or maintenance work, require changes or modifications thereto and be bound by any such requirements to terminate or change and modify.
7. The following standards shall apply to and be enforced for any building or structure erected or maintained in CRESTRIDGE ESTATES:
- A. Front Yard: The front yard shall be a required open space extending the full width of the lot between the front lot line and a house for a distance of not less than one hundred and fifty (150) feet.
 - B. Rear Yards: The rear yard shall be a required open space extending the full width of the lot between the rear lot line and a house for a distance of not less than fifty (50) feet.
 - C. Side Yards: The side yards shall be required open spaces extending from the front yard to the rear yard between a house and the nearest side lot line for a distance of not less than twenty-five (25) feet each or fifty (50) feet total. Variance request can be made to the Design and Review Committee.

- D. Roof Materials: The exterior surfaces of the roofs of all house shall be cedar shake, or a material to be approved by the Design and Review Committee.
- E. Exterior Siding Materials: The exterior surfaces, except roofs, windows and doors, of all houses shall be wood or brick.
- F. Garages: Each home will have a minimum three car garage oriented so as not to face the street.
- G. Encroachment: Each parcel is to pave the encroachment area between the edge of the street to the front property line to a width of not less than twenty-four (24) feet. Said paving to be done at the time a building is completed.
- H. Minimum Area of Houses: The ground floor area of any one-story house, excluding open porches, decks and garage, shall not be less than 1,800 square feet. The ground floor area of any two-story house, excluding open porches, decks and garages, shall not be less than 1,200 square feet and the total floor area shall not be less than 2,000 square feet.
- I. Fences and Walls: No fence, hedge or wall shall be erected, placed or permitted to remain on any lot in said development without the prior written approval of the Design and Review Committee and must comply with local ordinances. This plan may be submitted after building and site plans, and prior to erection of fence, hedge or wall.
- J. Exterior Colors: All exterior colors are to be subdued in muted earth tones and require Design and Review Committee approval.
- K. Design and Style of Houses, Buildings and Structures: Houses, buildings and structures and improvements or alterations thereto shall be constructed and maintained utilizing high quality materials and workmanship and be of such character, style and design as to be in harmony with surrounding houses and structures and the general area. All houses, buildings or structures erected, constructed or maintained in CRESTRIDGE ESTATES shall comply in all respects with the provisions of this Declaration and all building codes, ordinances and regulations including, but not necessarily limited to, the Uniform Building Code and the applicable codes and ordinances of Deschutes County and the State of Oregon.

8. The Design and Review Committee shall have control over the development concept, which may vary from lot to lot within the subdivision.
9. The owners of each lot shall be responsible for any and all damage to streets and utilities adjoining their lots during construction. No structure shall be occupied until all damage is repaired. Builders and owners shall keep streets clean and free from mud and debris at all times. Failure to do so will allow the Homeowners Association to halt construction.

**ARTICLE VIII
USE AND MAINTENANCE OF PROPERTY**

1. All lots in the subdivision shall be for single family residential use only. Any permanent multi-family, communal or group use is prohibited. No business venture shall be conducted in or about any property in the subdivision except for:

Builders' temporary sales offices or model homes.

2. Each lot owner in the subdivision shall be responsible for the exterior maintenance, repair and landscaping of their property. Maintenance is to be done in accordance with usual community standards for single family residential subdivisions in the area. No owner shall permit the growth of noxious or annoying weeds on their property.
3. No boat, motorcycle, motor home, mobile home, camper, trailer or recreational vehicle shall be kept in open, public view in the subdivision. Such vehicles must be stored in a garage or carport in the side or back yard, not extending in front of the house, and screened from the public and the neighbor's view.

4. Easements as shown on the subdivision plat shall be preserved by the respective lot owners. Site improvements shall be placed so as not to interfere with the maintenance of any easement. The owner of any lots which has an easement shall maintain the easement area at his expense, except for improvements for which a public authority or utility is responsible.
5. No disabled or dismantled vehicle shall be kept on any street or lot in public view for more than fourteen (14) days. No animals, livestock, horses or poultry of any kind shall be kept on any subdivision lot, however, dogs, cats and other household pets may be kept if in compliance with local controls and if they are not kept for any commercial or breeding purposes.
6. All refuse shall be kept in sanitary containers and screened from public view and shall not be dumped in the subdivision.
7. No trailer, van, bus, camper, truck, tent, garage, barn shack or storage structure located in the subdivision shall be used as a residence, either permanently or temporarily.
8. No roof mounted antennas of any kind shall be erected on any dwelling or building. Any satellite dish must be screened from public view.
9. No sign of any kind shall be posed on any lot except for one sign advertising the property for sale or rent.
10. No lot shall be improved in such a manner that it would interfere with the sunlight for solar equipment on an adjacent dwelling. Any solar collection equipment must be approved by the Design and Review Committee and be screened from public view.
11. All outbuildings and storage sheds must have design approval and be constructed of the same exterior materials as the main dwelling.
12. Above ground pools are not permitted.
13. Swimming pool filtering and/or pond pumps shall be permitted.
14. Vacant Lots: Vacant lots must be maintained in a reasonable, presentable condition. The developer or his designated representative shall have the right at all times to enter upon any lot or building site or parcel of said property that is vacant and unplanted or untenanted by the owner thereof, after having given notice to the owner thereof. The owner has

thirty (30) days in which to remedy the violation, unless it is essential for the health and safety of the development that the land be brought into compliance within a shorter period of time. The Homeowners Association may remove debris, weeds or other waste material and plant or replant, trim, cut back, remove, replace, cultivate, and/or maintain hedges, trees, shrubs, plants or lawns and charge the expense thereof to said owner. Such charges must be paid within thirty (30) days from notice of the amount. Notice under this provision shall be sufficient if mailed to the last address of owner supplied to the developer or his designated representative.

15. Tree Removal or Alteration: No trees with a diameter of six (6) inches or more, measured at a height of five (5) feet above ground level, may be removed from those portions of any lot which lie outside the building pad, without prior written approval of the developer or his designated representative. No property owner shall remove or have removed or significantly alter any tree located past the building limit line as shown on the recorded plat without prior written approval of the developer or his designated representative.
16. Maintenance and Care: It shall be the duty of the property owner or occupant of any lot or building site to improve and maintain in proper condition the area between the property lines of said building site and the nearest curb or improved street.

**ARTICLE IX
GENERAL PROVISIONS OF THE CC&R'S**

1. A time limit is hereby imposed on length of time required for construction of a residential structure. A period of time not to exceed ten (10) months is allowed from start to completion of a structure.
2. No hunting or target shooting on any parcel.
3. No mobile homes of any type to be allowed.
4. Sewage disposal systems, septic tanks and domestic water wells shall be in accordance to specifications set out by local governing agencies, Department of Environmental Quality and the Deschutes County Sanitation and Watermaster. Septic systems to be located where specified by Deschutes County Sanitation. Water source to be set back from septic system and cased to a depth specified by the same.
5. Three CC&R's shall run with and burden each of the subdivision lots to the benefit of any party who holds any right, title or interest in any lot.

- 6. A. Unless extended, revised or repealed, these CC&R's shall expire after thirty (30) years.
- B. These CC&R's may be extended by recording, within sixty (60) days of the expiration date, a written instrument, signed by 60% or more of the subdivision lot owners, which states their intention to extend the CC&R's life. Any extension must be for a minimum of two (2) years and a maximum of ten (10) years. The same procedure shall apply for successive extensions.
- 7. It is the responsibility of the lot owners to comply with additional restrictions as may be found on the recorded plat or subsequent plats of CRESTRIDGE ESTATES.

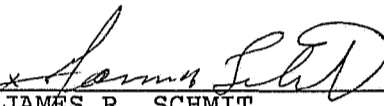
The following Covenants, Conditions and Restrictions which were previously recorded on the CRESTRIDGE SUBDIVISION are hereby considered null and void and of no further force and effect: Covenants, Conditions and Restrictions recorded October 17, 1989, in Book 194, Page 1236, of the Deschutes County Official Records.

CRESTRIDGE PARTNERS:

By 
 ROBERT H. WATSON
 Managing Partner

OWNERS:

By _____
 CEDRIC SHERRER
 Lot 7, Block 3
 Lot 24, Block 4
 Lot 23, Block 4

By 
 JAMES R. SCHMIT
 Lots 12 and 19, Block 3
 Lots 4, 6 and 9, Block 2
 Lot 12, Block 4

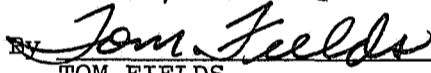
By _____
 RICHARD GUASCO
 Lot 8, Block 2
 Lot 4, Block 4

By _____
 JOYCE BALSINGER
 Lot 3, Block 1

By _____
 JENNIFER ARTHUR
 Lots 5 and 10, Block 1

By _____
 VERN CHURCH
 Lot 11, Block 4

By _____
 ROBERT MAXWELL
 Lot 20, Block 3
 Lot 9, Block 4

By 
 TOM FIELDS
 Lot 2, Block 2
 Lot 11, Block 1
 Lot 26, Block 3
 Lots 1, 7, and 14, Block 4

By *Harold Prescott Jr*
HAROLD PRESCOTT JR
Lots 4 and 8, Block 3
Lot 7, Block 2
Lot 9, Block 1
Lots 8 and 18, Block 4

By *James R. Schmit/Tom Fields*
JAMES R. SCHMIT/TOM FIELDS
Lot 9, Block 3

By BOBBI WATSON NEWELL
BOBBI WATSON NEWELL
Lot 21, Block 3
Lot 6, Block 1

By *Robert Watson*
ROBERT WATSON
Lots 22, 6, 10, 13 and 17,
Block 4
Lots 3, 25, 17, 10, 27, 2,
22, 14 and 15, Block 3
Lots 4 and 8, Block 1

By HAYDEN WATSON
HAYDEN WATSON
Lot 18, Block 3
Lot 7, Block 1

By LAWRENCE HIX
LAWRENCE HIX
Lot 11, Block 3
Lot 5, Block 2
Lot 15, Block 4

By NORTH LAKE DEVELOPMENT
NORTH LAKE DEVELOPMENT
(NAT STOCK)
Lot 3, Block 2

By ARNETT; ET AL.
ARNETT; ET AL.
Lot 1, Block 2

By *X Fred R. Brotherton*
FRED BROTHERTON
Lot 5, Block 3

By MIKE DALESSI
MIKE DALESSI
Lot 5, Block 4

By DOUGLAS SAWTELL
DOUGLAS SAWTELL
Lot 1, Block 3

By ARDEN DANIELSON
ARDEN DANIELSON
Lots 19 and 20, Block 4

By MILES LEWITT
MILES LEWITT
Lot 16, Block 4

By LOIS McQUOWN
LOIS McQUOWN
Lot 2 Block 4

By DOUGLAS McQUOWN
DOUGLAS McQUOWN
Lot 2, Block 4

By STEVE LANCE
STEVE LANCE
Lots 23 and 24, Block 3

By TOM LEMENS
TOM LEMENS
Lot 6, Block 3

By WAYNE RANZAU
WAYNE RANZAU
Lot 13, Block 3

By JEANIE LEMENS
JEANIE LEMENS
Lot 6, Block 3



Washington)
STATE OF OREGON)
King) ss
County of Deschutes)

June 30, 1992

Personally appeared before me the above-named FRED BROTHERTON who acknowledged the foregoing instrument to be his voluntary act and deed.

Mary Ann Schutte
Notary Public for Oregon Washington
My Commission Expires: 2-29-92

Washington)
STATE OF OREGON)
King) ss
County of Deschutes)

_____, 1992

Personally appeared before me the above-named DOUGLAS SAWTELL who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

*\opf\crestrid.ge\declar

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS
AND RESTRICTIONS FOR CRESTRIDGE ESTATES

By Lawrence J. Hix
LAWRENCE HIX
Lot 11, Block 3
Lot 5, Block 2
Lot 15, Block 4

STATE OF

County of Deschutes } ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 14th day of August, 1992,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Lawrence J. Hix

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that he.....executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Anne M. Savage
ANNE M. SAVAGE
NOTARY PUBLIC - OREGON
My Commission Expires 5-17-94

Anne M. Savage
Notary Public for Oregon.
My Commission expires 5-17-94

By <u>HAROLD PRESCOTT</u> Lots 4 and 8, Block 3 Lot 7, Block 2 Lot 9, Block 1 Lots 8 and 18, Block 4	By <u>JAMES R. SCHMIT/TOM FIELDS</u> Lot 9, Block 3
By <u>BOBBI WATSON NEWELL</u> Lot 21, Block 3 Lot 6, Block 1	By <u>ROBERT WATSON</u> Lots 22, 6, 10, 13 and 17, Block 4 Lots 3, 25, 17, 10, 27, 2, 22, 14 and 15, Block 3 Lots 4 and 8, Block 1
By <u>HAYDEN WATSON</u> Lot 18, Block 3 Lot 7, Block 1	By <u>NORTH LAKE DEVELOPMENT</u> (NAT STOCK) Lot 3, Block 2
By <u>LAWRENCE HIX</u> Lot 11, Block 3 Lot 5, Block 2 Lot 15, Block 4	By <u>FRED BROTHERTON</u> Lot 5, Block 3
By <u>ARNETT; ET AL.</u> Lot 1, Block 2	By <u>DOUGLAS SAWTELL</u> Lot 1, Block 3
By <u>MIKE DALESSI</u> Lot 5, Block 4	By <u>MILES LEWITT</u> Lot 16, Block 4
By <u>ARDEN DANIELSON</u> Lots 19 and 20, Block 4	By <u>DOUGLAS McQUOWN</u> Lot 2, Block 4
By <u>LOIS McQUOWN</u> Lot 2 Block 4	By <u>TOM LEMENS</u> Lot 6, Block 3
By <u>STEVE LANCE</u> Lots 23 and 24, Block 3	By <u>JEANIE LEMENS</u> Lot 6, Block 3
By <u>WAYNE RANZAU</u> Lot 13, Block 3	

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named ROBERT MAXWELL who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named HAROLD PRESCOTT who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

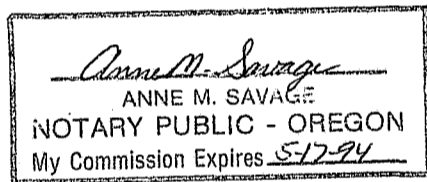
STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named BOBBI WATSON NEWELL who acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named HAYDEN WATSON who acknowledged the foregoing instrument to be her voluntary act and deed.


ANNE M. SAVAGE
NOTARY PUBLIC - OREGON
My Commission Expires 5-17-94

Anne M. Savage
Notary Public for Oregon
My Commission Expires: 5-17-94

By HAROLD PRESCOTT
 Lots 4 and 8, Block 3
 Lot 7, Block 2
 Lot 9, Block 1
 Lots 8 and 18, Block 4

By JAMES R. SCHMIT/TOM FIELDS
 Lot 9, Block 3

By *Bobbi Watson Newell*
 BOBBI WATSON NEWELL
 Lot 21, Block 3
 Lot 6, Block 1

By ROBERT WATSON
 Lots 22, 6, 10, 13 and 17,
 Block 4
 Lots 3, 25, 17, 10, 27, 2,
 22, 14 and 15, Block 3
 Lots 4 and 8, Block 1

By HAYDEN WATSON
 Lot 18, Block 3
 Lot 7, Block 1

By LAWRENCE HIX
 Lot 11, Block 3
 Lot 5, Block 2
 Lot 15, Block 4

By NORTH LAKE DEVELOPMENT
 (NAT STOCK)
 Lot 3, Block 2

By ARNETT; ET AL.
 Lot 1, Block 2

By FRED BROTHERTON
 Lot 5, Block 3

By MIKE DALESSI
 Lot 5, Block 4

By DOUGLAS SAWTELL
 Lot 1, Block 3

By ARDEN DANIELSON
 Lots 19 and 20, Block 4

By MILES LEWITT
 Lot 16, Block 4

By LOIS McQUOWN
 Lot 2 Block 4

By DOUGLAS McQUOWN
 Lot 2, Block 4

By STEVE LANCE
 Lots 23 and 24, Block 3

By TOM LEMENS
 Lot 6, Block 3

By WAYNE RANZAU
 Lot 13, Block 3

By JEANIE LEMENS
 Lot 6, Block 3

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named ROBERT MAXWELL who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named HAROLD PRESCOTT who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes) 9-1-92, 1992

Personally appeared before me the above-named BOBBI WATSON NEWELL who acknowledged the foregoing instrument to be her voluntary act and deed.

Anne M. Savage
ANNE M. SAVAGE
NOTARY PUBLIC - OREGON
My Commission Expires 5-17-94

Anne M. Savage

Notary Public for Oregon
My Commission Expires: 5-17-94

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named HAYDEN WATSON who acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

- 6. A. Unless extended, revised or repealed, these CC&R's shall expire after thirty (30) years.
- B. These CC&R's may be extended by recording, within sixty (60) days of the expiration date, a written instrument, signed by 60% or more of the subdivision lot owners, which states their intention to extend the CC&R's life. Any extension must be for a minimum of two (2) years and a maximum of ten (10) years. The same procedure shall apply for successive extensions.
- 7. It is the responsibility of the lot owners to comply with additional restrictions as may be found on the recorded plat or subsequent plats of CRESTRIDGE ESTATES.

The following Covenants, Conditions and Restrictions which were previously recorded on the CRESTRIDGE SUBDIVISION are hereby considered null and void and of no further force and effect: Covenants, Conditions and Restrictions recorded October 17, 1989, in Book 194, Page 1236, of the Deschutes County Official Records.

CRESTRIDGE PARTNERS:

By _____
 ROBERT H. WATSON
 Managing Partner

OWNERS:

By _____
 CEDRIC SHERRER
 Lot 7, Block 3
 Lot 24, Block 4
 Lot 23, Block 4

By _____
 JAMES R. SCHMIT
 Lots 12 and 19, Block 3
 Lots 4, 6 and 9, Block 2
 Lot 12, Block 4

By _____
 RICHARD GUASCO
 Lot 8, Block 2
 Lot 4, Block 4

By _____
 JOYCE BALSINGER
 Lot 3, Block 1

By _____
 JENNIFER ARTHUR
 Lots 5 and 10, Block 1

By _____
 VERN CHURCH
 Lot 11, Block 4

By Robert Maxwell
 ROBERT MAXWELL
 Lot 20, Block 3
 Lot 9, Block 4

By _____
 TOM FIELDS
 Lot 2, Block 2
 Lot 11, Block 1
 Lot 26, Block 3
 Lots 1, 7, and 14, Block 4

STATE OF OREGON)
County of Deschutes) ss

295 - 2551

Feb 6, 1992

Personally appeared before me the above-named ROBERT MAXWELL who acknowledged the foregoing instrument to be his voluntary act and deed.

Anne M. Savage
ANNE M. SAVAGE
NOTARY PUBLIC - OREGON
My Commission Expires 5-17-94

Anne M. Savage
Notary Public for Oregon
My Commission Expires: 5-17-94

STATE OF OREGON)
County of Deschutes) ss

_____, 1992

Personally appeared before me the above-named HAROLD PRESCOTT who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
County of Deschutes) ss

_____, 1992

Personally appeared before me the above-named BOBBI WATSON NEWELL who acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
County of Deschutes) ss

_____, 1992

Personally appeared before me the above-named HAYDEN WATSON who acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

- 6. A. Unless extended, revised or repealed, these CC&R's shall expire after thirty (30) years.
- B. These CC&R's may be extended by recording, within sixty (60) days of the expiration date, a written instrument, signed by 60% or more of the subdivision lot owners, which states their intention to extend the CC&R's life. Any extension must be for a minimum of two (2) years and a maximum of ten (10) years. The same procedure shall apply for successive extensions.
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CRESTRIDGE PARTNERS:

By _____
 ROBERT H. WATSON
 Managing Partner

OWNERS:

By _____
 CEDRIC SHERRER
 Lot 7, Block 3
 Lot 24, Block 4
 Lot 23, Block 4

By _____
 JAMES R. SCHMIT
 Lots 12 and 19, Block 3
 Lots 4, 6 and 9, Block 2
 Lot 12, Block 4

By _____
 RICHARD GUASCO
 Lot 8, Block 2
 Lot 4, Block 4

By _____
 JOYCE BALSINGER
 Lot 3, Block 1

By Jennifer Arthur
 JENNIFER ARTHUR
 Lots 5 and 10, Block 1

By _____
 VERN CHURCH
 Lot 11, Block 4

By _____
 ROBERT MAXWELL
 Lot 20, Block 3
 Lot 9, Block 4

By _____
 TOM FIELDS
 Lot 2, Block 2
 Lot 11, Block 1
 Lot 26, Block 3
 Lots 1, 7, and 14, Block 4

STATE OF OREGON)
) ss
County of Deschutes)

_____, 1992

Personally appeared before me the above-named ROBERT H. WATSON, Managing Partner of CRESTRIDGE ESTATES, and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of CRESTRIDGE ESTATES.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes)

_____, 1992

Personally appeared before me the above-named CEDRICK SHERRER who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes)

_____, 1992

Personally appeared before me the above-named RICHARD GUASCO who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes)

_____, 1992

Personally appeared before me the above-named JENNIFER ARTHUR who acknowledged the foregoing instrument to be her voluntary act and deed.

Anne M. Savage
ANNE M. SAVAGE
NOTARY PUBLIC - OREGON
My Commission Expires 5-17-94

Anne M. Savage

Notary Public for Oregon
My Commission Expires: 5-17-94

By HAROLD PRESCOTT
 Lots 4 and 8, Block 3
 Lot 7, Block 2
 Lot 9, Block 1
 Lots 8 and 18, Block 4

By BOBBI WATSON NEWELL
 Lot 21, Block 3
 Lot 6, Block 1

By HAYDEN WATSON
 Lot 18, Block 3
 Lot 7, Block 1

By LAWRENCE HIX
 Lot 11, Block 3
 Lot 5, Block 2
 Lot 15, Block 4

By ARNETT; ET AL.
 Lot 1, Block 2

By MIKE DALESSI
 Lot 5, Block 4

By ARDEN DANIELSON
 Lots 19 and 20, Block 4

By LOIS McQUOWN
 Lot 2 Block 4

By STEVE LANCE
 Lots 23 and 24, Block 3

By WAYNE RANZAU
 Lot 13, Block 3

By JAMES R. SCHMIT/TOM FIELDS
 Lot 9, Block 3

By ROBERT WATSON
 Lots 22, 6, 10, 13 and 17,
 Block 4
 Lots 3, 25, 17, 10, 27, 2,
 22, 14 and 15, Block 3
 Lots 4 and 8, Block 1

By NORTH LAKE DEVELOPMENT
 (NAT STOCK)
 Lot 3, Block 2

By Fred Brotherton
 FRED BROTHERTON
 Lot 5, Block 3

By DOUGLAS SAWTELL
 Lot 1, Block 3

By MILES LEWITT
 Lot 16, Block 4

By DOUGLAS McQUOWN
 Lot 2, Block 4

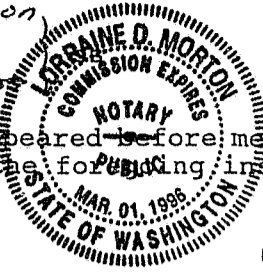
By TOM LEMENS
 Lot 6, Block 3

By JEANIE LEMENS
 Lot 6, Block 3

STATE OF ~~OREGON~~ ^{Washington}
County of ~~Deschutes~~ ^{King}

295 - 2555

January 26, 199~~2~~³



Personally appeared ~~before~~ me the above-named FRED BROTHERTON who acknowledged the foregoing instrument to be his voluntary act and deed.

Lorraine D. Norton
Notary Public for ~~Oregon~~ ^{Washington}
My Commission Expires: 3-1-96

STATE OF OREGON)
County of Deschutes) ss

_____, 1992

Personally appeared before me the above-named DOUGLAS SAWTELL who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

*\epf\crestrid.go\declar

STATE OF OREGON)
) ss
County of Deschutes)

295 - 2556

_____, 1992

Personally appeared before me the above-named ROBERT MAXWELL who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes)

_____, 1992

Personally appeared before me the above-named HAROLD PRESCOTT, JR. who acknowledged the foregoing instrument to be his voluntary act and deed.

Anne M. Savage
ANNE M. SAVAGE
NOTARY PUBLIC - OREGON
My Commission Expires 5-17-94

Anne M. Savage
Notary Public for Oregon
My Commission Expires: 5-17-94

STATE OF OREGON)
) ss
County of Deschutes)

_____, 1992

Personally appeared before me the above-named BOBBI WATSON NEWELL who acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes)

_____, 1992

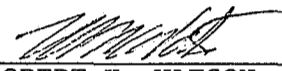
Personally appeared before me the above-named HAYDEN WATSON who acknowledged the foregoing instrument to be her voluntary act and deed.


Notary Public for Oregon
My Commission Expires: _____

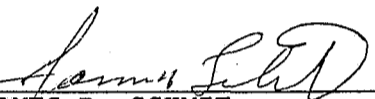
- 6. A. Unless extended, revised or repealed, these CC&R's shall expire after thirty (30) years.
- B. These CC&R's may be extended by recording, within sixty (60) days of the expiration date, a written instrument, signed by 60% or more of the subdivision lot owners, which states their intention to extend the CC&R's life. Any extension must be for a minimum of two (2) years and a maximum of ten (10) years. The same procedure shall apply for successive extensions.
- 7. It is the responsibility of the lot owners to comply with additional restrictions as may be found on the recorded plat or subsequent plats of CRESTRIDGE ESTATES.

The following Covenants, Conditions and Restrictions which were previously recorded on the CRESTRIDGE SUBDIVISION are hereby considered null and void and of no further force and effect: Covenants, Conditions and Restrictions recorded October 17, 1989, in Book 194, Page 1236, of the Deschutes County Official Records.

CRESTRIDGE PARTNERS:

By 
 ROBERT H. WATSON
 Managing Partner

OWNERS:
 By 
 CEDRIC SHERRER
 Lot 7, Block 3
 Lot 24, Block 4
 Lot 23, Block 4

By 
 JAMES R. SCHMIT
 Lots 12 and 19, Block 3
 Lots 4, 6 and 9, Block 2
 Lot 12, Block 4

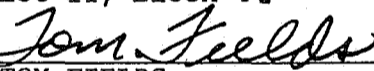
By _____
 RICHARD GUASCO
 Lot 8, Block 2
 Lot 4, Block 4

By _____
 JOYCE BALSINGER
 Lot 3, Block 1

By _____
 JENNIFER ARTHUR
 Lots 5 and 10, Block 1

By _____
 VERN CHURCH
 Lot 11, Block 4

By _____
 ROBERT MAXWELL
 Lot 20, Block 3
 Lot 9, Block 4

By 
 TOM FIELDS
 Lot 2, Block 2
 Lot 11, Block 1
 Lot 26, Block 3
 Lots 1, 7, and 14, Block 4

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named ROBERT H. WATSON, Managing Partner of CRESTRIDGE ESTATES, and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of CRESTRIDGE ESTATES.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992
Idaho
Kootenai County

Personally appeared before me the above-named CEDRICK SHERER who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 6-22-98
7-8
6-22-98
NOTARY

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named RICHARD GUASCO who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named JENNIFER ARTHUR who acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
County of Deschutes) ss

June 11, 1992

Personally appeared before me the above-named TOM FIELDS who acknowledged the foregoing instrument to be his voluntary act and deed.

Anne M. Savage
ANNE M. SAVAGE
NOTARY PUBLIC - OREGON
My Commission Expires 5-17-94

Anne M. Savage
Notary Public for Oregon
My Commission Expires: 5-17-94

STATE OF OREGON)
County of Deschutes) ss

June 24 1992

Personally appeared before me the above-named ROBERT WATSON who acknowledged the foregoing instrument to be his voluntary act and deed.

Anne M. Savage
ANNE M. SAVAGE
NOTARY PUBLIC - OREGON
My Commission Expires 5-17-94

Anne M. Savage
Notary Public for Oregon
My Commission Expires: 5-17-94

STATE OF OREGON)
County of Deschutes) ss

_____, 1992

Personally appeared before me the above-named NAT STOCK, who is the President of NORTH LAKE DEVELOPMENT, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
County of Deschutes) ss

_____, 1992

Personally appeared before me the above-named _____ ARNETT who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
County of Deschutes) ss

_____, 1992

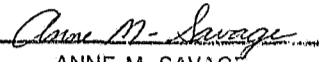
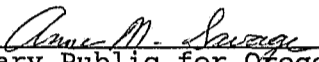
Personally appeared before me the above-named LAWRENCE HIX who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
County of Deschutes) ss

June 16, 1992

Personally appeared before me the above-named JAMES R. SCHMIT who acknowledged the foregoing instrument to be his voluntary act and deed.

 ANNE M. SAVAGE NOTARY PUBLIC - OREGON My Commission Expires <u>5-17-94</u>	 Notary Public for Oregon My Commission Expires: <u>5-17-94</u>
---	--

STATE OF OREGON)
County of Deschutes) ss

_____, 1992

Personally appeared before me the above-named JOYCE BALSINGER who acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
County of Deschutes) ss

_____, 1992

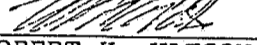
Personally appeared before me the above-named VERN CHURCH who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

6. A. Unless extended, revised or repealed, these CC&R's shall expire after thirty (30) years.
- B. These CC&R's may be extended by recording, within sixty (60) days of the expiration date, a written instrument, signed by 60% or more of the subdivision lot owners, which states their intention to extend the CC&R's life. Any extension must be for a minimum of two (2) years and a maximum of ten (10) years. The same procedure shall apply for successive extensions.
7. It is the responsibility of the lot owners to comply with additional restrictions as may be found on the recorded plat or subsequent plats of CRESTRIDGE ESTATES.

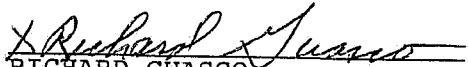
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CRESTRIDGE PARTNERS:

By 
ROBERT H. WATSON
Managing Partner

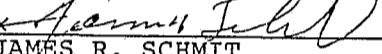
OWNERS:

By _____
CEDRIC SHERRER
Lot 7, Block 3
Lot 24, Block 4
Lot 23, Block 4

By 
RICHARD GUASCO
Lot 8, Block 2
Lot 4, Block 4

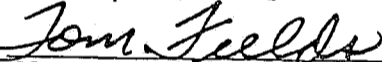
By _____
JENNIFER ARTHUR
Lots 5 and 10, Block 1

By _____
ROBERT MAXWELL
Lot 20, Block 3
Lot 9, Block 4

By 
JAMES R. SCHMIT
Lots 12 and 19, Block 3
Lots 4, 6 and 9, Block 2
Lot 12, Block 4

By _____
JOYCE BALSINGER
Lot 3, Block 1

By _____
VERN CHURCH
Lot 11, Block 4

By 
TOM FIELDS
Lot 2, Block 2
Lot 11, Block 1
Lot 26, Block 3
Lots 1, 7, and 14, Block 4

STATE OF OREGON)
) ss
County of Deschutes)

_____, 1992

Personally appeared before me the above-named ROBERT H. WATSON, Managing Partner of CRESTRIDGE ESTATES, and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of CRESTRIDGE ESTATES.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes)

_____, 1992

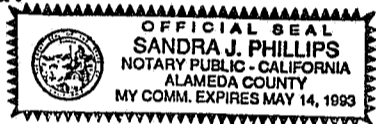
Personally appeared before me the above-named CEDRICK SHERRER who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

~~STATE OF OREGON~~)
^{CALIFORNIA}) ss
County of ~~Deschutes~~)
^{ALAMEDA}

JUNE 30, 1992

Personally appeared before me the above-named RICHARD GUASCO who acknowledged the foregoing instrument to be his voluntary act and deed.



Sandra J. Phillips

Notary Public for ~~Oregon~~ CALIFORNIA
My Commission Expires: 5/14/93

STATE OF OREGON)
) ss
County of Deschutes)

_____, 1992

Personally appeared before me the above-named JENNIFER ARTHUR who acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named DOUGLAS McQUOWN and LOIS McQUOWN who acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes) 7-15, 1992
WASHINGTON

Personally appeared before me the above-named STEVE RANCE who acknowledged the foregoing instrument to be his voluntary act and deed.

Gwyn M. Hilden
GWYN M. HILDEN
NOTARY PUBLIC - OREGON
My Commission Expires 8-3-92

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named WAYNE RANZAU who acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss
County of Deschutes) _____, 1992

Personally appeared before me the above-named TOM LEMENS and JEANIE LEMENS who acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____


295 - 2565

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 APR 15 PM 3:43

MARY SUE PENHOLLOW
COUNTY CLERK

BY.  DEPUTY

NO. 93-11867 FEE 195-

DESCHUTES COUNTY OFFICIAL RECORDS