

ARTICLE I: DEFINITIONS

Section 1. “Articles of Incorporation” means the articles of incorporation of the nonprofit corporation of GOOSE HOLLOW HOMEOWNERS ASSOCIATION, INC. filed with the Secretary of State of the State of Oregon, Oregon Corporation Division, and as amended from time to time.

Section 2. “Association” means the GOOSE HOLLOW HOMEOWNERS ASSOCIATION, INC., an Oregon nonprofit corporation.

Section 3. “Board” means the board of directors of the Association.

Section 4. “Bylaws” means the Bylaws of the Association as amended from time to time.

Section 5. “Common Expenses” means the expenditures made by or financial liabilities incurred by the Association and includes any allocations to the reserve account under Article XI, Section 3.

Section 6. “Common Property” means real property or an interest in real property which is owned or leased by the Association, or designated in a plat for transfer to the Association. “Common Property” does not include the real property or improvements thereon which are platted as part of a condominium, group of townhouses, or similar related Living Units, even though such real property and improvements may be owned or used in common by owners and occupants of these Living Units. “Common Property” includes personal property owned or leased by the Association.

Section 7. “Declarant” means, initially, Dijahnelos Homes, Inc., and any successor or assigns thereof specified as a successor Declarant in a written agreement between the parties.

Section 8. “Declaration” means this Declaration and any amendments thereto.

Section 9. “Dwelling House” shall mean a single family residence, located on a single lot, whether attached or unattached to an adjoining single family residence on an adjoining lot, and garage and shall include both the main portion of such structure and all projections therefrom.

Section 10. “Living Unit” means a building or a portion of a building located upon a Lot and intended for separate occupancy and ownership; it does not include a building or portion of a building on Common Property.

Section 11. “Lot” means a unit of land in the Property which is platted for the purposes of constructing thereon one or more Living Units. At such time as a Lot has one or more Living Units constructed upon it, it ceases to be a Lot for purposes of voting and assessment pursuant to this Declaration.

Section 12. “Mortgage” means a mortgage or a deed of trust pertaining to a Lot or Living Unit.

Section 13. “Mortgagee” means a mortgagee or a beneficiary of a deed of trust.

Section 14. "Occupant" means the occupant of a Living Unit.

Section 15. "Owner" means the legal owner or contract purchaser of any Lot or Living Unit which is part of the Property, but does not include a mortgagee who has an interest in the Lot or Living Unit merely as security for the performance of an obligation.

Section 16. "Plat" means the final map, diagram, drawing, replat or other writing containing the descriptions, locations and other information on Common Property, Living Units and/or Lots in a subdivision of all or a portion of the real property in the community.

Section 17. "Property" means each parcel of real property on which Declarant records a plat and declares all or portions thereof to be a part of GOOSE HOLLOW SUBDIVISION. "Property" also means all improvements and fixtures located on the Property. "Property" includes tracts of Common Property identified as such on the recorded plat, whether or not such tract has been conveyed to the Association. "Property" does not include any portion of the real property described in Exhibits A, B-1, B-2, B-3 and B-4, unless and until a plat for such portion is recorded by Declarant. "Property" does not include the golf course and facilities related thereto even though a portion of the course and/or related facility may be depicted on a recorded plat.

Section 18. "Service Association" means a separate Association on the Property which is formed by Declarant in conjunction with a condominium, group of townhouses, or similar related Living Units. A Service Association may be vested with authority and responsibility to govern and maintain real property and improvements which are platted as part of the related Living Units, but the provisions of this Declaration shall also apply to all such real property and owners and occupants thereof. The members of a Service Association may be assessed by the Service Association as well as by the Association.