

**NOTICE
REGARDING
CERTAIN DISCRIMINATORY RESTRICTIONS, IF APPLICABLE**

Omitted from the attached document is any covenant or restriction that is based upon, but not necessarily limited to, race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal law, except to the extent that such covenant or restriction is permitted by applicable law.

Oregon Version 20150707

SUPPLEMENTAL
DECLARATION OF UNIT OWNERSHIP
FOR

THE TOWNHOME VILLAGE AT CEDAR HILLS CONDOMINIUM
an Oregon Condominium

This Supplemental Declaration submits to the provisions, restrictions and limitations of Oregon Unit Ownership Law, land hereinafter described and all improvements now existing or to be constructed on such real property, to become a part of the project known as THE TOWNHOME VILLAGE AT CEDAR HILLS CONDOMINIUM ("Townhome Village"), a condominium lying and being in the County of Washington, State of Oregon. The real property being submitted is Stage II of Townhome Village, as set forth in the Declaration of Unit Ownership of said condominium. The legal description of Stage II is set out on Exhibit "A" attached hereto and incorporated herein.

Recitals, Intent and Purpose

WHEREAS, The Robert Randall Company, an Oregon corporation ("Declarant"), is owner in fee simple of the above-described property and desires to submit said property to the condominium form of ownership, as Stage II of Townhome Village, to be converted, handled and used in the manner provided by the Oregon Unit Ownership Law; and

WHEREAS, Declarant has previously filed the Declaration of Unit Ownership and Bylaws of Townhome Village, together with the building plans thereof, which Declaration, Bylaws and plans contemplate a two-stage development of the condominium, including 26 units in Stage I and 29 units in Stage II; and

WHEREAS, said previously filed Declaration submitted the 26 units in Stage I to the condominium form of ownership; and

WHEREAS, the Declarant presently desires to and does hereby submit the 29 units in Stage II to the condominium form of ownership;

Supplemental Declaration

Declarant hereby declares on behalf of itself, its successors, grantees and assigns, as well as to any and all persons having, acquiring or seeking to have or acquire any interest of any nature whatsoever in and to any part of the property described on Exhibit "A", that said real property shall in all respects be subject to the Oregon Unit Ownership Law and is a part of Townhome Village, subject to all of the rights, restrictions and obligations of the Declaration of Unit Ownership and Bylaws of said condominium recorded in the Deed Records of Washington County, Oregon, Book 1060, Pages 566 through 604, and Book 1060, Pages 606 through 629, respectively. An amendment to said Declaration was recorded on the 18th day of February, 1976, Book 1069, Pages 151 through 172, Deed Records of Washington County, Oregon. Except as herein amended to permit the addition of the 29 units in Stage II, the Declaration of Unit Ownership and Bylaws shall remain in full force and effect.

(1) Land Description.

The land submitted to the Oregon Unit Ownership Law hereunder is owned and submitted by the Declarant in fee simple interest. The land is located in the County of Washington, State of Oregon, and is more particularly described in Exhibit "A" hereto.

(2) Name, Unit Designation and Stage Development.

The property submitted hereby shall become a part of and shall be known together with the 26 units in Stage I as THE TOWNHOME VILLAGE AT CEDAR HILLS CONDOMINIUM. There are eight buildings containing 29 units in Stage II, which are designated Buildings C-1, C-2, C-3, D-1, D-2, E-1, E-2 and F-1, all of which are one or two stories and are of wood construction on concrete foundations with composition roofs. The numerical designation of the units in each stage is set out on Exhibit "B" to the Declaration of Unit Ownership, which Declaration and Exhibit are recorded in the Deed Records of Washington County, Oregon, at the Book and Page hereinabove set forth.

Upon the submission hereof of Stage II, there are six types of units in the condominium denominated types A, B, C, D, E and F. The number, type, approximate floor space and percentage interest in the common elements upon the submission of Stage II hereof are as follows:

<u>Unit No.</u>	<u>Type</u>	<u>Approx. Floor Space</u>	<u>Percentage of Interest in Common Elements at Stage II Units</u>
14	B-Mt. Laurel	1252	1.8765
15	D-Wintergreen	1262	1.8765
16	D-Wintergreen	1262	1.8765
17	B-Mt. Laurel	1252	1.8765
26	B-Mt. Laurel	1252	1.8765
25	D-Wintergreen	1262	1.8765
24	D-Wintergreen	1262	1.8765
23	B-Mt. Laurel	1252	1.8765
22	A-Foxglove	1262	1.8765
21	F-Heather	1004	1.6297
20	F-Heather	1004	1.6297
19	F-Heather	1004	1.6297
18	C-Barberry	1226	1.8765
10	C-Barberry	1226	1.8765
11	F-Heather	1004	1.6297
12	F-Heather	1004	1.6297
13	A-Foxglove	1260	1.8765
9	A-Foxglove	1260	1.8765
8	F-Heather	1004	1.6297
7	F-Heather	1004	1.6297
6	C-Barberry	1226	1.8765
1	C-Barberry	1226	1.8765
2	F-Heather	1004	1.6297
3	F-Heather	1004	1.6297
4	F-Heather	1004	1.6297
5	A-Foxglove	1260	1.8765
30	B-Mt. Laurel	1252	1.8765
29	D-Wintergreen	1262	1.8765
28	D-Wintergreen	1262	1.8765
27	B-Mt. Laurel	1252	1.8765
37	B-Mt. Laurel	1252	1.8765
38	D-Wintergreen	1262	1.8765
39	D-Wintergreen	1262	1.8765
40	D-Wintergreen	1262	1.8765
41	D-Wintergreen	1262	1.8765
42	B-Mt. Laurel	1252	1.8765
55	B-Mt. Laurel	1252	1.8765
54	D-Wintergreen	1262	1.8765
53	D-Wintergreen	1262	1.8765
52	D-Wintergreen	1262	1.8765
51	D-Wintergreen	1262	1.8765
50	B-Mt. Laurel	1252	1.8765
49	B-Mt. Laurel	1252	1.8765
48	E-Snowberry	1012	1.6297
47	B-Mt. Laurel	1252	1.8765

<u>Unit No.</u>	<u>Type</u>	<u>Approx. Floor Space</u>	<u>Percentage of Interest in Common Elements at Stage II Units</u>
46	B-Mt. Laurel	1252	1.8765
45	B-Mt. Laurel	1252	1.8765
43	B-Mt. Laurel	1252	1.8765
44	B-Mt. Laurel	1252	1.8765
31	B-Mt. Laurel	1252	1.8765
32	E-Snowberry	1012	1.6297
33	B-Mt. Laurel	1252	1.8765
34	B-Mt. Laurel	1252	1.8765
35	E-Snowberry	1012	1.6297
36	B-Mt. Laurel	1252	1.8765

The typical floor plan of each type unit and the typical cross section of each condominium building is set out in Exhibit "B" of the originally recorded Declaration of Unit Ownership.

(3) General Common Elements.

The general common elements being added to the condominium by the addition of Stage II consists of everything in such Stage which is not a part of a living unit.

(4) Limited Common Elements.

There are no limited common elements being added to the condominium with the addition of Stage II.

(5) Statement of Use.

The buildings in Stage II contain condominium units only, each of which will be used for residential purposes.

(6) Service of Process.

The person to receive service of process shall be the same as that set forth in the originally recorded Declaration of Unit Ownership or as such person may be changed by the Association of Unit Owners.

(7) Plat Board.

A copy of the plat showing the location of each of the buildings in Stage II is attached hereto as Exhibit "B".

(8) Engineer's Certificate.

The Engineer's Certificate of Completion as to Stage II of Townhome Village is attached hereto as Exhibit "C".

IN WITNESS WHEREOF, the undersigned fee owner of the subject property causes this Supplemental Declaration to be executed this 23rd day of June, 1976.

THE ROBERT RANDALL COMPANY

By [Signature]
Robert D. Randall, President

By [Signature]
Ralph A. Vranizan, Secretary

STATE OF OREGON)
) ss. June 23, 1976.
County of Multnomah)

Personally appeared the above-named ROBERT D. RANDALL and RALPH A. VRANIZAN, who being duly sworn, did say that they are the President and Secretary, respectively, of the Robert Randall Company, an Oregon corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and they acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:

[Signature]
Notary Public for Oregon
My Commission Expires: 4/12/77

APPROVALS:

All taxes, fees, assessments or other charges as provided by ORS 91-535 have been paid as of

7/9/76
Director, Division of Assessment and Taxation, Washington County, Oregon

By [Signature]

ATTEST: County Recording Office
Washington County, Oregon

By [Signature]

Deputy 7/12/76



THE TOWNHOME VILLAGE AT CEDAR HILLS CONDOMINIUM

Beginning at the southeast corner of Lot 7, Block 36, CEDAR HILLS No. 9, a plat of record, bears $N 0^{\circ} 50' 05'' W - 587.04$ ft.; thence from said initial point I ran along the southerly boundary of said "TOWNHOME VILLAGE AT CEDAR HILLS", STAGE I, the following courses and distances, $N 89^{\circ} 09' 55'' E - 215.00$ ft.; $N 66^{\circ} 45' 00'' E - 252.90$ ft.; and $N 0^{\circ} 13' 05'' W - 110.00$ ft. to the most easterly northeast corner of said condominium, STAGE I; thence $N 89^{\circ} 46' 55'' E$ along the south boundary of that tract of land conveyed to the Presbytery of Portland by deed recorded May 26, 1954 in Book 356, Page 420, records of Washington County, a distance of 286.09 ft. to the northwest corner of that tract of land conveyed to Tualatin Hills Park and Recreation District by deed recorded November 20, 1975 in Book 1055, Page 256, records of Washington County; thence $S 0^{\circ} 13' 05'' E$ along the west boundary of said T.H.P. and R.D. tract a distance of 95.00 ft.; thence continuing along said west boundary $S 29^{\circ} 30' 55'' E$ a distance of 326.81 ft. to the most southerly corner thereof; thence $S 0^{\circ} 12' 30'' E$ along the east boundary of that tract of land conveyed to the Robert Randall Company, an Oregon Corporation, by deed recorded July 22, 1975 in Book 1034, Page 870, records of Washington County, a distance of 72.30 ft. to the southeast corner thereof; thence $N 89^{\circ} 58' 50'' W$ along the north boundary of "HOLLOWAY", a plat of record, a distance of 271.92 ft. to the northeast corner of Block 32, "VISTA HILLS No. 9, a plat of record; thence $N 89^{\circ} 51' 15'' W$ along the north boundary of said "VISTA HILLS No. 8, a distance of 115.08 ft. to the northwest corner of said Block 32; thence along the arc of a 54.0 ft. radius cul-de-sac, dedicated as a public road, recorded January 8, 1976 in Book 1062, Page 908, records of Washington County, an arc distance of 287.30 ft. thru a central angle of $304^{\circ} 50' 20''$, to the northeast corner of Block 27, said "VISTA HILLS No. 8, thence $N 89^{\circ} 51' 15'' W$ along the north boundary of said "VISTA HILLS No. 8 a distance of 454.16 ft. to the southeast corner of Lot 1, Block 27, said "VISTA HILLS No. 8; thence $N 0^{\circ} 50' 05'' W$ along the east boundary of Lot 1, Block 27, said "VISTA HILLS No. 8 and the east boundary of Block 39, "CEDAR HILLS PLAT No. 9, a plat of record, a distance of 236.00 ft. to the initial point of beginning.

THE TOWNHOME VILLAGE AT CEDAR HILLS CONDOMINIUM

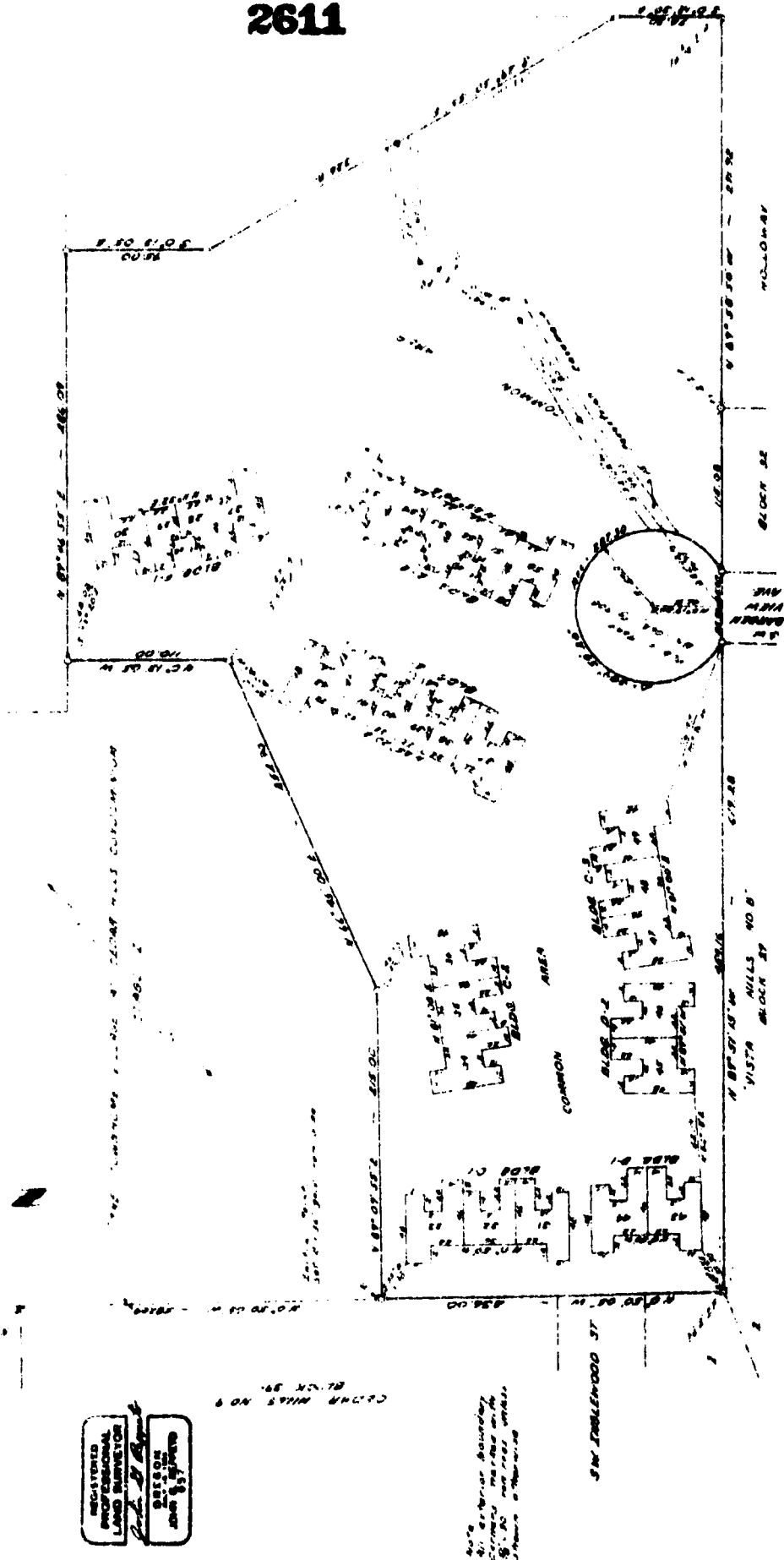
STAGE II

SITUATED IN N.E. 1/4 SEC. II,
T.18, R.1W, W.M.,
WASHINGTON COUNTY, OREGON

APRIL 1975

SCALE: 1"=50'

Exhibit "B"

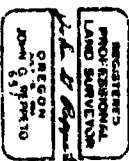
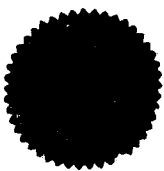


SITUATED IN NE 1/4 SEC 11, T1S, R1W, W.M.
WASHINGTON CO., OREGON

APRIL 1976

SURVYORS CERTIFICATE

The first of these is the fact that the
 Government has been unable to secure
 the necessary funds to carry out its
 policy of non-interference. This is
 due to the fact that the Government
 has been unable to secure the necessary
 funds to carry out its policy of non-
 interference. This is due to the fact
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 to secure the necessary funds to carry
 out its policy of non-interference.



DECLARATION

[illegible]

ACKNOWLEDGMENT

[illegible]

APPROVALS

[illegible]

ENGINEER'S CERTIFICATE

The undersigned, a licensed registered Engineer, hereby certifies that Stage II of the Townhome Village at Cedar Hills Condominium was completed on the 13th day of July, 1976. The floor plans, recorded as Exhibit B to the Declaration of Unit Ownership for said condominium, Book 1060, Pages 566 through 629, Deed Records of Washington County, Oregon, fully and accurately depict the layout of said Stage II as constructed. This Certificate is intended to be supplemental to the Certificate executed and recorded with the Declaration of Unit Ownership for The Townhome Village at Cedar Hills Condominium in Book 1060, Page 582, Deed Records of Washington County, Oregon.

DATED this 1st day of July, 1976.

Dale B. Haller
DALE B. HALLER

STATE OF OREGON)

County of Multnomah)

ss.

July 1, 1976.

Personally appeared the above named DALE B. HALLER, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Richard R. Jackson
Notary Public for Oregon
My Commission Expires: 9/17/77

EXHIBIT "C"

2611



**DEPARTMENT
OF COMMERCE**

REAL ESTATE DIVISION

COMMERCE BUILDING • SALEM, OREGON • 97310 • Phone (503) 378-4170

ROBERT W. STRAUB
GOVERNOR

JULY 9, 1976

RE: THE TOWNHOME VILLAGE AT CEDAR HILLS
CONDOMINIUM STAGE II

Pursuant to ORS 91.535, subject Declaration of Unit Ownership is hereby approved.

**CONDOMINIUM DECLARATION APPROVED
OREGON REAL ESTATE DIVISION**

Ralph E. Hall
Signature
DATE: July 9, 1976

STATE OF OREGON
County of Washington

SS *deed*

I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records

No. _____
of said County

INDEXED Witness my hand and seal affixed.
ROGER THOMSEN, Director of
Records & Elections

Ylop
Deputy

JUL 12 8:36 AM '76