Jackson County Official Records **2026-018450**
**R-DR**
Stn=10 MARISCLR **08/17/2026 01:36:01 PM**
$35.00 $10.00 $13.00 $13.00 $11.00 **$146.00**
$60.00 $4.00
**I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.**
Christine Walker - County Clerk

AFTER RECORDING, RETURN TO:
Lepore Law LLC
1195 NW Wall St., Suite A
Bend, OR 97703

| | |
|---|---|
| Name of Document: | SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR EAGLE POINT GOLF COMMUNITY |
| Grantor: | Eagle Point Golf Community Homeowner's Assoc. |
| Grantee: | All owners of record |
| Related Documents: | 95-20209; 00-12919; 00-44545; 2024-01145; 00-44548 |

# SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR EAGLE POINT GOLF COMMUNITY

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR EAGLE POINT GOLF COMMUNITY ("Supplemental Declaration"), to be effective upon its recording in the deed records of Jackson County, Oregon, pursuant to the provisions of the Oregon Planned Community Act, is made by Eagle Point Golf Community Homeowner's Assoc., an Oregon non-profit corporation ("Association").

## Recitals

A. Eagle Point Golf Community, which includes Lakeside Park Subdivision ("Eagle Point Golf Community"), is a planned community located in Jackson County, Oregon.

B. Eagle Point Golf Community is subject to the following documents:

   i. **Declarations.** (1) Declaration of Covenants, Conditions, Restrictions and Easements for Eagle Point Golf Course Community, recorded as Document No. 95-20209 in Jackson County, Oregon ("1995 Declaration"); (2) Declaration of Covenants, Conditions, Restrictions, and Easements for Eagle Point Golf Community and Lakeside Park Subdivision, recorded as Document No. 00-12919 in Jackson County, Oregon ("Declaration No. 00-12919"); (3) Declaration of Covenants, Conditions, Restrictions, and Easements for Eagle Point Golf Community and Lakeside Park Subdivision, recorded as Document No. 00-44545 in Jackson County, Oregon ("Declaration No. 00-44545"); and (4) HB 2534 Amendments to Declarations of Covenants, Conditions, Restrictions, and Easements for Eagle Point Golf Community, recorded as Document No. 2024-01145 in Jackson County, Oregon ("Amended Declaration") (collectively "Declarations").

   ii. **Bylaws**. The By-Laws of Eagle Point Golf Community Homeowners Association, recorded as Document No. 00-44548 in Jackson County, Oregon.

C. Pursuant to Section 9.2 of the Declaration No. 00-44545, the Association may subject any real property to the provisions of the Declarations with the consent of the owner of such property and the affirmative vote of Members representing at least 75% of votes of the Association represented at a meeting duly called for such purpose.

## Supplemental Declaration

1. **Definitions.** Except to the extent set forth in this Supplemental Declaration, capitalized terms used herein shall have the meanings given to such terms in the Declarations.

2. **Property Subject to Annexation.** The property described in Exhibit "A" attached hereto, and by this reference incorporated herein, is hereby annexed to Eagle Point Golf Community pursuant to the provisions of the Declarations and the Oregon Planned Community Act, together with all easements, rights, and appurtenances belonging thereto and all improvements now existing or hereafter constructed on such land ("Annexed Property").

3. **Annexed Property.** Parcels ("Lots") 1, 2, and 3 described in Exhibit A hereto are subject to this Supplemental Declaration and hereby subject to Declaration No. 00-44545 and all amendments thereto.

4. **Use.** Each Lot may be used only for residential purposes. Further, each Lot is subject to the use restrictions contained in the Declarations and the Bylaws.

5. **Funds and Assessments.** Each Lot created by this Supplemental Declaration shall become liable for all assessments in accordance with Article X of Declaration No. 00-44545 upon the Lot receiving a certificate of occupancy.

6. **Membership and Voting Rights.** The membership and voting rights for Owners of each annexed Lot shall be governed by Article III of Declaration No. 00-44545.

7. **Effect of Original Declarations.** The Annexed Property and the Lots created pursuant to this Supplemental Declaration shall be governed by the provisions of the Declarations. This Supplemental Declaration may be amended only in accordance with the provisions set forth in Section 18.2 of Declaration No. 00-44545. The Declarations, as supplemented by this Supplemental Declaration, remain in full force and effect.

8. **Severability.** Each provision of this Supplemental Declaration and the Declarations shall be deemed independent and severable, and the invalidity or partial invalidity of any provision shall not affect the validity or enforceability of the remaining part of that or any other provision of this Supplemental Declaration or the Declarations.

*[Signature pages to follow]*

**Eagle Point Golf Community Homeowner's Assoc.**

Elizabeth M. Vogt
President

21 July 2026
Date

STATE OF OREGON )
) :ss
County of Jackson )

Personally appeared the above-named Elizabeth M. Vogt President of Eagle Point Golf Community Homeowner's Assoc., and acknowledged the foregoing instrument to be their voluntary act and deed this 21 day of July, 2026.

OFFICIAL STAMP
KELLEY AMONE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1048596
MY COMMISSION EXPIRES MAY 28, 2028

Kelley Amone
Notary Public for Oregon
My commission expires: 05/28/2028

Kimberly Wood
Secretary

07.21.2026
Date

STATE OF OREGON )
) :ss
County of Jackson )

Personally appeared the above-named Kimberly Wood, Secretary of Eagle Point Golf Community Homeowner's Assoc., and acknowledged the foregoing instrument to be their voluntary act and deed this 21 day of July, 2026.

OFFICIAL STAMP
KELLEY AMONE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1048596
MY COMMISSION EXPIRES MAY 28, 2028

Kelley Amone
Notary Public for Oregon
My commission expires: 05/28/2028

**Owner of Lots 1, 2, and 3**

Printed Name: Keith Mishkin

7/9/2026
Date

STATE OF ~~OREGON~~ Arizona )
) :ss
County of Maricopa )

Personally appeared the above-named Keith Mishkin, and acknowledged the foregoing instrument to be their voluntary act and deed this 9th day of July, 2026.

MICHELLE HEYL
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 670631
Expires June 21, 2028

Notary Public for ~~Oregon~~ Arizona
My commission expires: 6/21/28

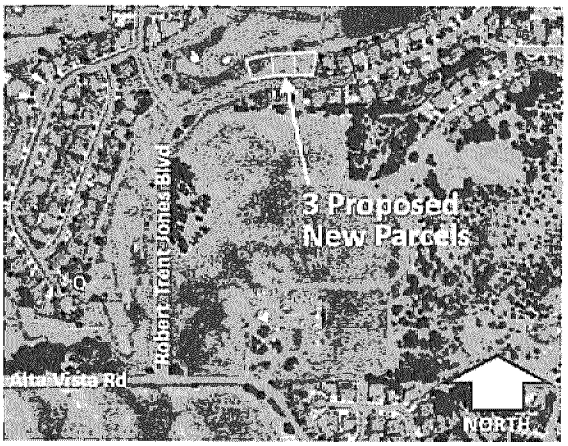
**EXHIBIT "A"**

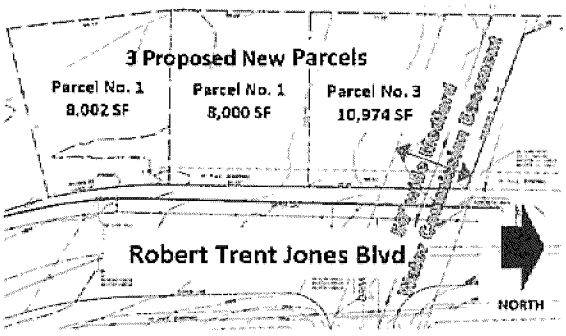
# CITY OF EAGLE POINT

**NOTICE OF FINAL DECISION ON AN APPLICATION FOR AN EXPEDITED MINOR PARTITION, Jackson County Map 36-1W-10BB Tax Lot 303 (Eagle Point Golf Course)**

October 11, 2025

Under the provisions of Oregon Revised Statutes 197.360 – 380 (Expedited Land Divisions), the City hereby issues a final approval of Planning Application #25-20:SUB/EPPL Partition, which will allow the subject property to be partitioned from the parent tax lot as depicted on the images at right and on the Tentative Partition Plan provided on the back side of this Notice.




**Findings of Conformance with the Standards for Approval:**
The partition conforms with applicable provisions of the City's Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance, as well as the Oregon Revised Statutes.

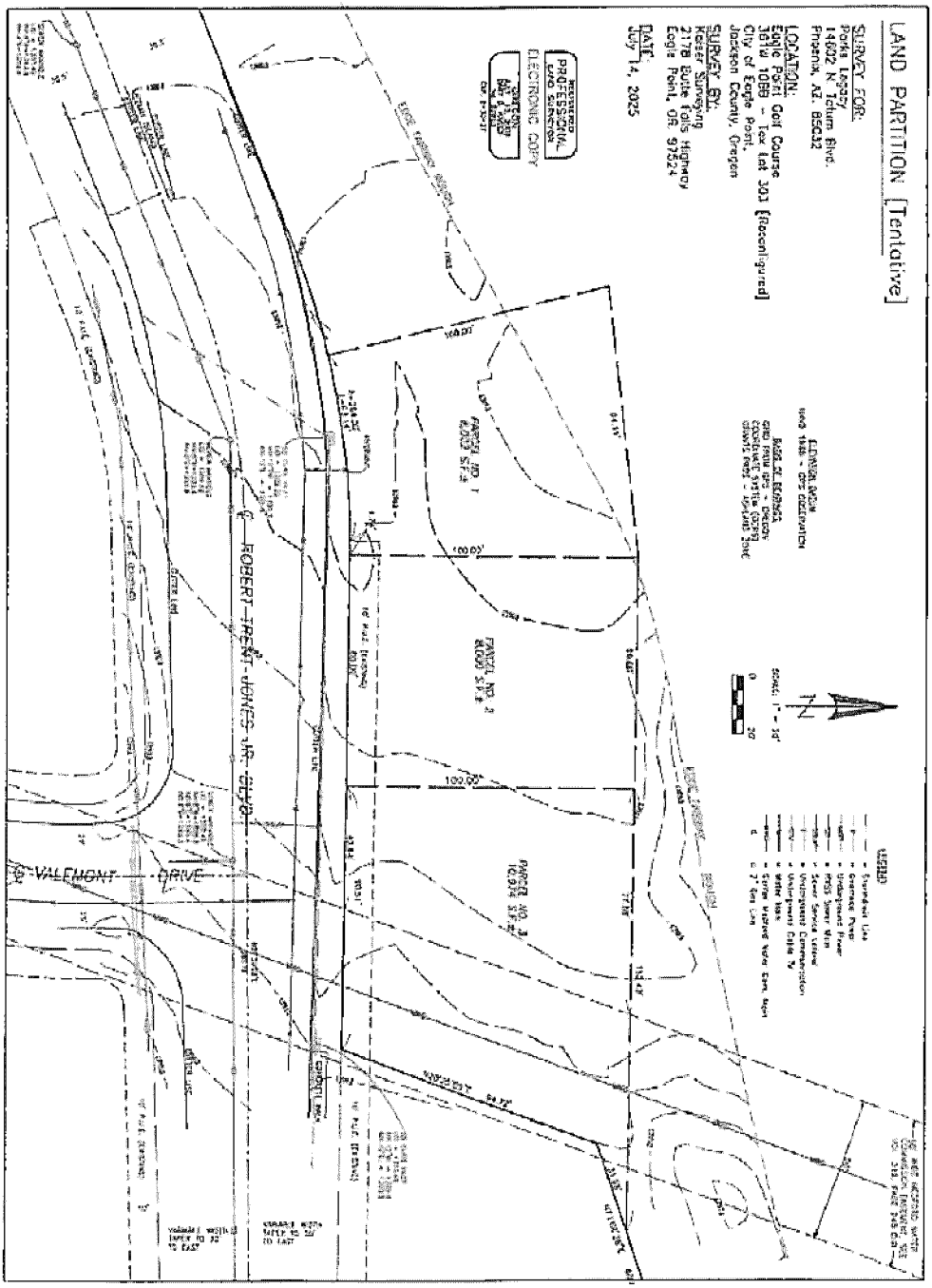
Conditions of Approval:
1) The plans submitted for building permits shall include streetside planter strip and sidewalk to align/match adjacent.
2) All building permit fees, including SDC's, shall be paid prior to permit issuance.

Additional information is available by contacting Mike Upston, Community Development Director at mikeupston@cityofeaglepoint.org.

Signed,

Mike Upston, Community Development Director

Attached:
Land Partition [Tentative], dated 7/14/25
Letter from RVSS, dated 9/29/25


LAND PARTITION [Tentative]
SURVEY FOR:
Parks Legacy
14032 N. Tatum Blvd.
Phoenix, AZ. 85032
LOCATION:
Eagle Point Golf Course
Tax Lot 1088 - Tax Lot 303 [Reconfigured]
City of Eagle Point
Jackson County, Oregon
SURVEY BY:
Keiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524
DATE:
July 14, 2025
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 14, 2009 OSCAR KEISER
RENEWAL: 12/31/2026
ELECTRONIC COPY
ELEVATION DATUM
BASIS OF BEARINGS
GRID FROM GPS - OREGON COORDINATE SYSTEM (OCRS)
PARCEL NO. 1
40,000 SQ.FT.
PARCEL NO. 2
40,000 SQ.FT.
PARCEL NO. 3
40,000 SQ.FT.
ROBERT TRENT JONES JR. GOLF DR.
VALEMONT DRIVE
LEGEND
SCALE: 1" = 20'