

**Supplemental Declaration**  
**Subjecting Additional Real Property to**  
**Declaration of Covenants, Conditions, and Restrictions**  
**of record (including any amendment(s) and/or supplemental declaration(s)) for**  
***Eagle Point Golf Course Community***

**THIS SUPPLEMENTAL DECLARATION** is made and executed by Eagle Point Developments, LLC, an Oregon limited liability company, hereinafter referred to as "Declarant".

By Declarations dated November 2, 2000, Declarant subjected certain described real property, located in Eagle Point, Jackson County, Oregon, to covenants, conditions, and restrictions for *Eagle Point Golf Community*, (the "Declaration"). The Declarations were recorded on November 2, 2000, as document numbers 00-44545 and 00-44546, in the Official Records of Jackson County, Oregon. These Declarations were amended on November 2, 2000, as document number 00-44547 in the Official Records of Jackson County, Oregon.

The purpose of this Supplemental Declaration is to subject Additional Real Property, more specifically, *Eagle Point Golf Community, Phase 6*, duly recorded and placed in the permanent record of town plats for Jackson County in Volume 29, page 32, on August 7, 2003, and state additional restrictions and obligations, if any, on the Additional Real Property described herein and attached as Exhibit "A" as provided for in the Declaration under Article IX, *Annexation and Withdrawal of Property*.

**NOW, THEREFORE**, Declarant does hereby declare and provide as follows:

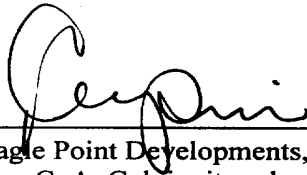
**1. Definitions.** Except as otherwise provided herein, the definitions contained in or adopted by the Declaration shall be applicable to this Supplemental Declaration.

1.1 "Additional Real Property" shall mean and refer to that certain real property described in Exhibit "A".

**2. Property Subjected.** Declarant has a fee title interest in the Additional Real Property, which is more specifically known as *Eagle Point Golf Community, Phase 6*. The Additional Real Property is hereby subjected to the Declaration. The Common Area and Exclusive Common Area, if any, severally and collectively, are described in Exhibit "B".

3. **Additional Obligations.** Pursuant to Article II, *Property Rights*, more specifically, Sections 2.1 and 2.2, *Common Area* and *Exclusive Common Area*, respectively, and Article V, *Maintenance*, of the Declaration, all costs associated with the construction, maintenance, repair, replacement, and insurance of Areas made available for common use, located in city right(s)-of-way, open space(s), and/or other land(s) made available for use as open space, including, but not limited to, parks, pathways, signage, and flora, shall be assessed as a Neighborhood Assessment against the Owners of Units. The initial assessment shall be ten dollars (\$10.00) per unit per month until such time as the Association determines that this amount must be increased or decreased to meet the needs of the Association.

**IN WITNESS WHEREOF**, Declarant has caused this Supplemental Declaration to be executed this 8<sup>th</sup> day of August, 2003.



Eagle Point Developments, LLC  
By: C. A. Galpin, its sole member

STATE of OREGON            }  
  } ss.  
COUNTY of JACKSON       }

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2003, by C. A. Galpin, the sole member of Eagle Point Developments, LLC, an Oregon limited liability company, on behalf of the company.



## EXHIBIT "A"

Beginning at the INITIAL POINT, a 5/8" iron rod at the Northeast corner of Lot 153 of "EAGLE POINT GOLF COMMUNITY, PHASE 5", as recorded in Volume 28, Page 59 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 17559; thence North 89°51'20" East, 810.76 feet to a 5/8" iron rod; thence South 51°04'20" East, 115.00 feet to a 5/8' iron rod; thence North 38°55'40" East, 308.24 feet to a 5/8' iron rod; thence South 51°04'20" East, 84.09 feet to a 5/8' iron rod; thence along a 200.00 foot radius curve to the left (the long chord of which bears North 33°59'53" East, 34.37 feet) 34.42 feet to a 5/8' iron rod; thence South 60°55'54" East, 50.00 feet to a 5/8' iron rod; thence South 51°04'20" East, 203.80 feet to a 5/8' iron rod at the most Northerly corner of Lot 127 of "EAGLE POINT GOLF COMMUNITY, PHASE 4", as recorded in Volume 28, Page 41 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 17401; thence South 38°55'40" West, 166.43 feet to a 5/8' iron rod on the Northeasterly right of way line of Pumpkin Ridge Drive; thence South 79°22'18" West, 65.70 feet to a 5/8' iron rod on the Southwesterly right of way line of Pumpkin Ridge Drive; thence South 39°03'54" West, 134.62 feet to a 5/8' iron rod at the most Westerly corner of Lot 126 of said "EAGLE POINT GOLF COMMUNITY, PHASE 4"; thence North 51°04'21" West, 60.18 feet to a 5/8' iron rod at the most Northerly corner of Lot 124 of said "EAGLE POINT GOLF COMMUNITY, PHASE 4"; thence South 39°03'54" West, 74.28 feet to a 5/8' iron rod at the most Northerly corner of Lot 118 of "EAGLE POINT GOLF COMMUNITY, PHASE 3", as recorded in Volume 27, Page 36 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 16991; thence South 89°51'20" West, 357.00 feet to a 5/8' iron rod at the Northwest corner of Lot 115 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3"; thence South 00°08'40" East, 160.00 feet to a 5/8' iron rod at the Southwest corner of said Lot 115; thence South 89°51'20" West, 352.10 feet to a 5/8' iron rod at the Southeast corner of Lot 106 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3"; thence North 00°08'40" West, 160.00 feet to a 5/8' iron rod at the Northeast corner of said Lot 106; thence South 89°51'20" West, 312.75 feet to a 5/8' iron rod at the Southeast corner of Lot 154 of said "EAGLE POINT GOLF COMMUNITY, PHASE 5"; thence North 00°08'40" West, 110.69 feet to a 5/8' iron rod on the Southerly right of way line of Bellerive Drive; thence North 12°08'56" West, 51.12 feet to a 5/8' iron rod on the Northerly right of way line of Bellerive Drive; thence North 00°08'40" West, 115.00 feet to the true point of beginning.

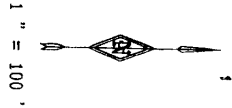
Outside boundary of Phase 6, Eagle Point Golf Community

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

AUG 11 2003

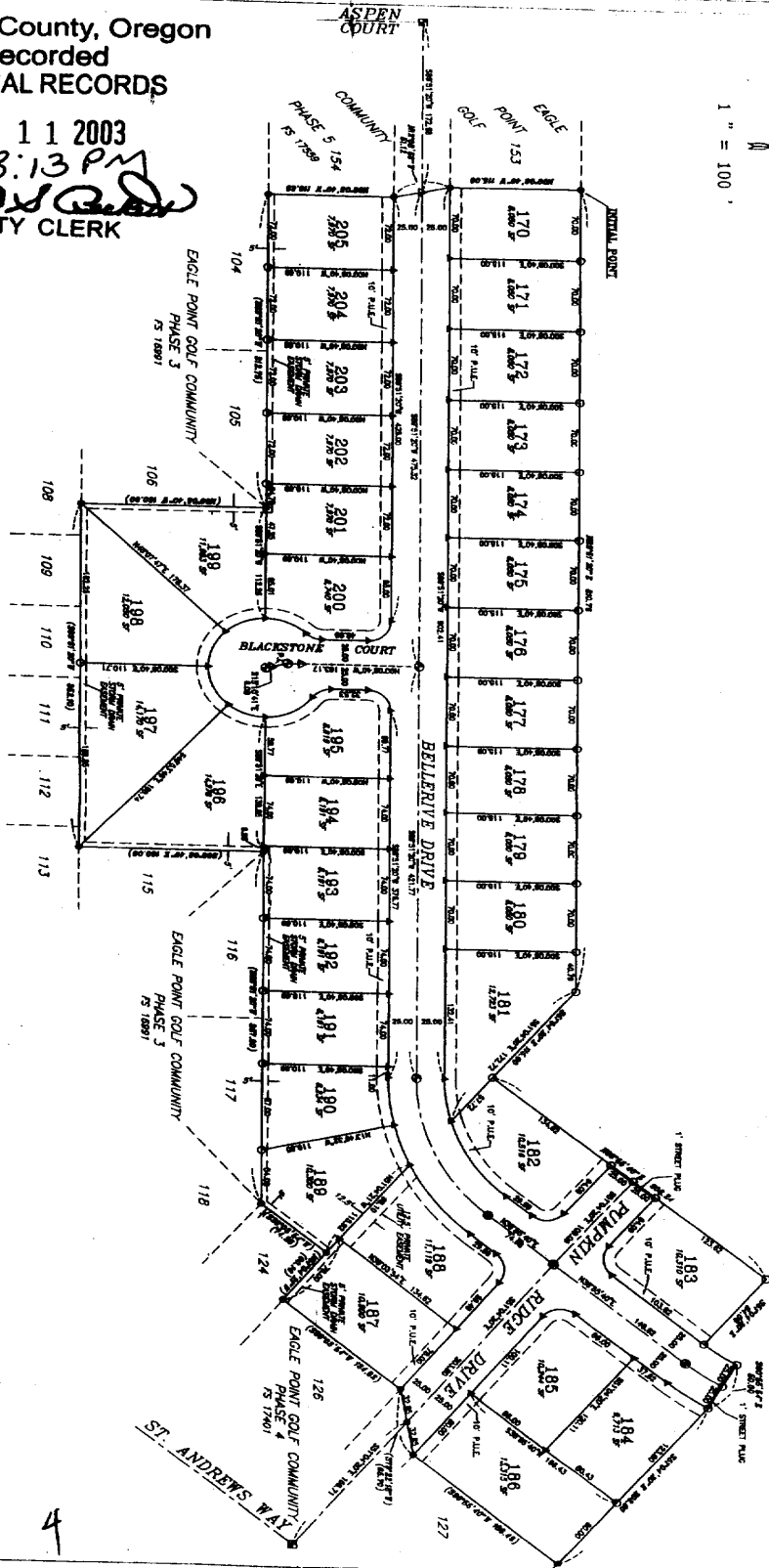
3:13 PM

*Spencer J. Reed*  
COUNTY CLERK



EAGLE POINT GOLF COMMUNITY, PHASE 6

LOCATED IN  
THE SE 1/4 OF THE SE 1/4 OF SECTION 3 &  
THE SW 1/4 OF THE SW 1/4 OF SECTION 2, T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON



4