

**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 5*, duly recorded and placed in the permanent record of town plats for Jackson County in Volume 28, page 59, on November 27, 2002, 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.

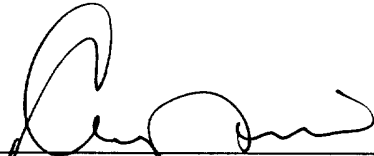
1.1 "Additional Real Property" shall mean and refer to that certain real property described in Exhibit "A".

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 5*. 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".

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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 2<sup>nd</sup> day of January, 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 2<sup>nd</sup> day of January, 2003, by C. A. Galpin, the sole member of Eagle Point Developments, LLC, an Oregon limited liability company, on behalf of the company.

*Patricia L. Thomas*

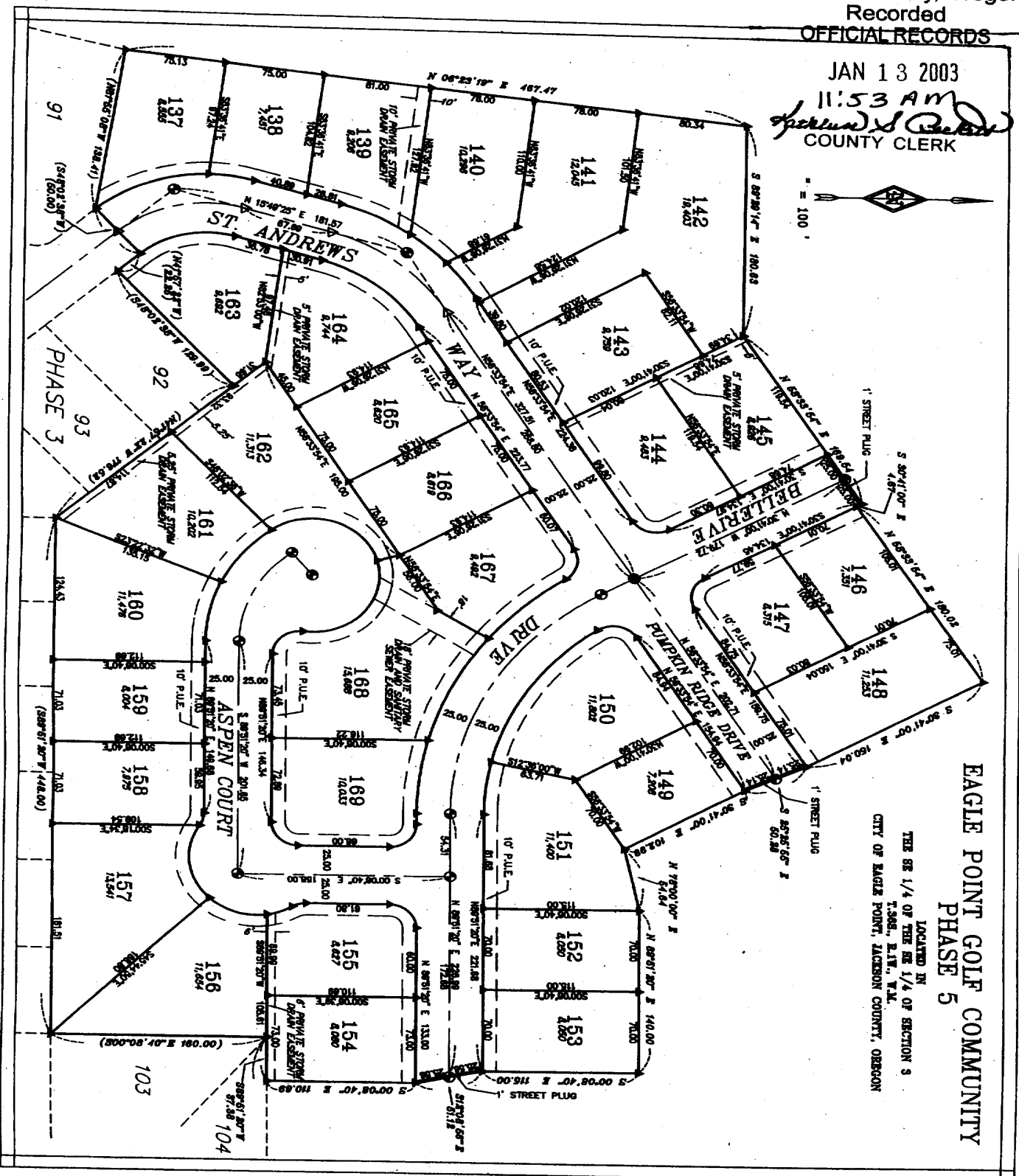
Beginning at the Initial Point, a 5/8" iron rod at the Northwest corner of Lot 91 of "EAGLE POINT GOLF COMMUNITY, PHASE 3" in the City of Eagle Point, in the Southeast Quarter of the Southeast Quarter of Section 3, Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon, recorded in Volume 27, Page 36 of the records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as survey number 16991; thence North 06°23'19" East, 467.47 feet to a 5/8" iron rod; thence South 89°29'14" East, 180.63 feet to a 5/8" iron rod; thence North 58°33'54" East, 169.54 feet to a 5/8" iron rod; thence South 30°41'00" East, 4.67 feet to a 5/8" iron rod; thence North 58°33'54" East, 180.02 feet to a 5/8" iron rod; thence South 30°41'00" East, 150.04 feet to a 5/8" iron rod; thence South 25°25'55" East, 50.28 feet to a 5/8" iron rod; South 30°41'00" East, 102.99 feet to a 5/8" iron rod; thence North 78°00'00" East, 54.64 feet to a 5/8" iron rod; thence North 89°51'20" East, 140.00 feet to a 5/8" iron rod; thence South 00°08'40" East, 115.00 feet to a 5/8" iron rod; thence South 12°08'56" East, 51.12 feet to a 5/8" iron rod; thence South 00°08'40" East, 110.69 feet to a 5/8" iron rod; thence South 89°51'20" West along the North line of Lot 104 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3", 37.38 feet to a 5/8" iron rod at the Northwest corner thereof; thence South 00°08'40" East along the West line of Lot 103 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3" 160.00 feet to a 5/8" iron rod at the Southwest corner thereof; thence South 89°51'20" West along the North line of said "EAGLE POINT GOLF COMMUNITY, PHASE 3", 448.00 feet to a 5/8" iron rod at the Northwest corner of Lot 95 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3"; thence North 41°57'22" West along the boundary of said "EAGLE POINT GOLF COMMUNITY, PHASE 3", 176.52 feet to a 5/8" iron rod at the most Northerly corner of Lot 92 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3"; thence South 48°02'38" West along the Westerly line of said Lot 92, 129.99 feet to a 5/8" iron rod on the Northeasterly right of way line of St. Andrews Way; thence North 41°57'22" West along said Northeasterly right of way line 22.25 feet to a 5/8" iron rod; thence South 48°02'38" West, 50.00 feet to a 5/8" iron rod on the Southwesterly right of way line of St. Andrews Way; thence North 81°55'08" West along the North line of Lot 91 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3", 138.41 feet to the true point of beginning.

Revised Outside boundary of Eagle Point Golf Community Phase 5

JAN 13 2003

11:53 AM

*John S. Reed*  
COUNTY CLERK



EAGLE POINT GOLF COMMUNITY  
PHASE 5

LOCATED IN  
THE SE 1/4 OF THE NE 1/4 OF SECTION 3  
T.36S., R.17W., Y.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON