

Jackson County Official Records 2004-054938

R-DR  
Cnt=1 Stn=10 CUTTING 09/20/2004 02:40:04 PM  
\$20.00 \$5.00 \$11.00 Total:\$36.00



01059256200400549380040049

I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon,  
certify that the instrument identified herein was recorded in the Clerk  
records. Kathleen S. Beckett - County Clerk

**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 8*, duly recorded and placed in the permanent record of town plats for Jackson County in Volume 30, page 61, on September 14, 2004, 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 8***. 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".

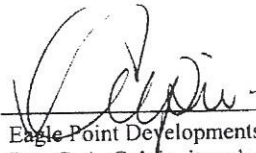
3. **Additional Covenants, Obligations and Easements.** Pursuant to Article IX, *Annexation and Withdrawal of Property*, more specifically, Section 9.4, *Additional Covenants and Easements*, the following additional covenants and obligations are hereby placed on any portion of the property submitted to the initial Declaration or any Supplemental Declaration:

3.1 All homes proposed to be constructed within ***Eagle Point Golf Community, Phase 8***, will be required to submit construction, landscape, and fence plans to the Architectural Review Committee prior to construction.

3.2 All garage doors will be kept shut unless being used to enter or exit the garage at all times.

3.3 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 construction, maintenance, repair, replacement, and insurance of Areas made available for common use, located within 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 a Neighborhood Assessment against 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 Owners' Association.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed this 17<sup>th</sup> day of September, 2004.



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

STATE of OREGON  
COUNTY of JACKSON

} ss. *Patricia L. Thomas*



The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of  
September, 2004, by C. A. Galpin, the sole member of Eagle Point Developments, LLC,  
an Oregon limited liability company, on behalf of the company.



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Jackson County Official Records 2007-006829  
R-BSD  
Cnt=1 Str=6 HELMANCO 02/09/2007 02:03:00 PM  
\$20.00 \$5.00 \$11.00 Total:\$36.00



I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Kathleen S. Beckett - County Clerk

RE-accorn  
After recording return to:  
Eagle Point Developments LLC  
744 Cardley Ave, Suite 100  
Medford, OR 97504  
Until a change is requested,  
all tax statements shall be sent  
to the following address: (no change)

### Statutory Bargain and Sale Deed

EAGLE POINT DEVELOPMENTS LLC, an Oregon limited liability company, Carroll B. Lewis and Michelle C. Lewis dba Lewis Classic Homes and Charles David Barnes and Ellen M. Mclean Grantor(s), does hereby grant, bargain, sell and convey unto, EAGLE POINT DEVELOPMENTS LLC, an Oregon limited liability company, Carroll B. Lewis and Michelle C. Lewis dba Lewis Classic Homes and Charles David Barnes and Ellen M. Mclean Grantee(s), all of that certain real property described as follows:

See attached EXHIBIT A, made a part hereof  
(Easement for ingress and egress)

The true consideration for this conveyance is \$ 0 (mutual grant of reciprocal rights).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)) THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004))

In witness whereof, and executed this day Dec 15, 2006.

[Signature]  
EAGLE POINT DEVELOPMENTS LLC, an Oregon limited liability company

[Signature]  
Carroll B. Lewis

[Signature]  
Michelle C. Lewis dba Lewis Classic Homes

[Signature]  
Charles David Barnes

[Signature]  
Ellen M. Mclean

STATE OF OREGON  
COUNTY OF JACKSON

This instrument was acknowledged before me on Dec 15, 2006

EAGLE POINT DEVELOPMENTS LLC, By: [Signature]

[Signature]  
Notary Public for Oregon  
My commission expires: 8-16-2009



STATE OF OREGON  
COUNTY OF JACKSON

This instrument was acknowledged before me on Feb. 9  
Carroll B. Lewis and Michelle C. Lewis dba Lewis Classic Homes

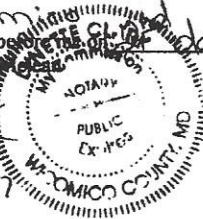
2007  
2006

Cindi Poling  
Notary Public for Oregon  
My commission expires:



STATE OF ~~OREGON~~ Maryland  
COUNTY OF ~~JACKSON~~ Wicomico  
This instrument was acknowledged before me on the 07<sup>th</sup> day of February 2007 by  
Charles David Barnes and Ellen M. ~~Wells~~

Lynette Clark  
Notary Public for Oregon  
My commission expires: 11-6-07



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EXHIBIT " A "

A variable width perpetual and non-exclusive ingress-egress easement to benefit Lots 257, 258, 259 & 260 of "EAGLE POINT GOLF COMMUNITY, PHASE 8" together with joint maintenance, over and across the following described property;

Beginning at a 5/8" iron rod at the Northwest corner of Lot 257 of "EAGLE POINT GOLF COMMUNITY, PHASE 8", as recorded in Volume 30, Page 61 of the Records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 18420; thence North 89°56'57" East along the Southerly right of way line of Poppy Ridge Drive, 10.00 feet; thence South 00°11'12" East parallel with the West line of said Lot 257, 128.66 feet to the South line of said of "EAGLE POINT GOLF COMMUNITY, PHASE 8"; thence South 89°48'02" West along said South line, 164.78 feet to a 5/8" iron rod at the Southeast corner of Lot 260 of said of "EAGLE POINT GOLF COMMUNITY, PHASE 8"; thence continue South 89°48'02" West along said South line, 1.00 feet; thence North 00°11'22" West parallel with the East line of said Lot 260, 30.00 feet; thence North 89°48'02" East parallel with said South line of "EAGLE POINT GOLF COMMUNITY, PHASE 8", 145.78 feet; thence North 00°11'22" West parallel with the East line of Lot 258 of said "EAGLE POINT GOLF COMMUNITY, PHASE 8", 98.71 feet to the Southerly right of way line of Poppy Ridge Drive; thence North 89°56'57" East along said Southerly right of way line, 10.00 feet to the true point of beginning.

OF SECTION 11, T.36S., R.1W., W.M.  
 CITY OF EAGLE POINT, JACKSON COUNTY, OREGON  
 EPGC #118  
 Map

