



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 Covenant, Conditions, and Restrictions

of record (including any amendments(s) and/or supplemental declaration(s)) for
Eagle Point Golf Course Community
in
Eagle Point, Jackson County, Oregon

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, October 5, 2001, and July 13, 2005, as document numbers 00-44547, 01-47923, and 05-041696 respectively, 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 13**, duly recorded and placed in the permanent record of town plats for Jackson County in Volume 32 page 59 on AUG. 3, 2006 and state additional restrictions and obligations, if any, on the additional real property described herein and attached as Exhibit "A" as provided for the Declaration under Article IX, *Annexation and Withdrawal of Property*.

RECITALS

Developer wishes to provide herein for certain covenants, conditions, and restrictions on the use of the Property.

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

The undersigned, Eagle Point Developments LLC ("Developer"), is the owner in fee simple of that real property known as Eagle Point Golf Course Community Phase 13, ("the Property") in the City of Eagle Point, Jackson County, Oregon, described in Exhibit "A", attached hereto and by this reference incorporated herein. The Property is part of a larger development known as Eagle Point Golf Course Community.

Developer hereby declares that the Property and/or Lots described herein and any improvements thereon shall be held, conveyed, encumbered, leased, rented, used and improved subject to the following covenants, conditions, restrictions, grants of easements, rights, charges and/or equitable servitudes. Any conveyance,

1- DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS

transfer, sale, assignment, lease or sublease of a Lot shall and hereby is deemed to incorporate by reference all provisions of this Declaration. The provisions of this Declaration shall constitute covenants to run with all of the land, shall be binding upon all persons claiming under them, including the undersigned, its successors and assigns, and all parties having or acquiring any right, title or interest in the Property or any part thereof, and shall be for the benefit of each Owner of any portion of the Property, or any interest therein, and shall inure to the benefit of and be binding upon each successor in interest of such Owners.

ARTICLE I DEFINITIONS

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

1. Developer. Eagle Point Developments LLC.
2. Dwelling Unit. A residential house and all accessory uses associated therewith, such as storage sheds, garages, pools, greenhouses, etc.
3. Owner. The record Owner, or Owners, if more than one, of a Lot, including the Developer and including a vendee under a recorded land sale contract or recorded memorandum of land sale contract.
4. Property. Declarant has a fee title interest in the additional real property, which is more specifically known as **Eagle Point Golf Course Community Phase 13**. 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."
5. Lot. That discrete parcel of the Property conveyed or to be conveyed by the Developer to an individual Owner in fee simple. For the purposes of this Declaration, a Lot shall exist from and after the date of recording of the Final Plat for the Property.

ARTICLE II RESIDENTIAL COVENANTS

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:

(1) **DWELLING SIZE**

The ground floor of a one-story dwelling, exclusive of open porches and garage in Phase 13 shall not be less than 1,800 square feet. A multiple level dwelling, two-story dwelling, split-entry home, or daylight basement home, the principal living level shall have a minimum square footage of not less than 1,200 square feet, exclusive of open porches and garages.

(23) **ALLEYS**

Some lots in **Eagle Point Golf Community Phase 13** have rear alley access. Said alleys are private and are for the benefit of those adjoining lots. The adjoining lot owners of said alleys shall be solely

2- DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS

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responsible for the maintenance and upkeep of these alleys. All adjoining lots shall share all maintenance and upkeep equally. Said alleys shall be well kept and the timing and management of all maintenance shall be decided by a 50% or more vote of adjoining lot owners. No persons shall use any part of the alley for any private storage or parking nor restrict the ingress and egress over the alley in any way. All owners of lots that have alleys located on them hereby grant an ingress and egress easement over the alley to the public.

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IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed this 31 day of July, 2006.

EAGLE POINT DEVELOPMENTS LLC



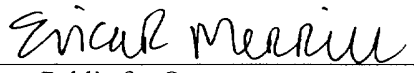
C. A. Galpin, Member

“Developer”

STATE OF OREGON)
) ss: July 31, 2006
County of Jackson)

Personally appeared C.A. GALPIN who, being duly sworn, did say he is the sole Member of Eagle Point Developments, LLC, a limited liability company, and that said instrument was signed in behalf of said limited liability company by authority of its members; and acknowledged said instrument to be its voluntary act and deed.

Before me:

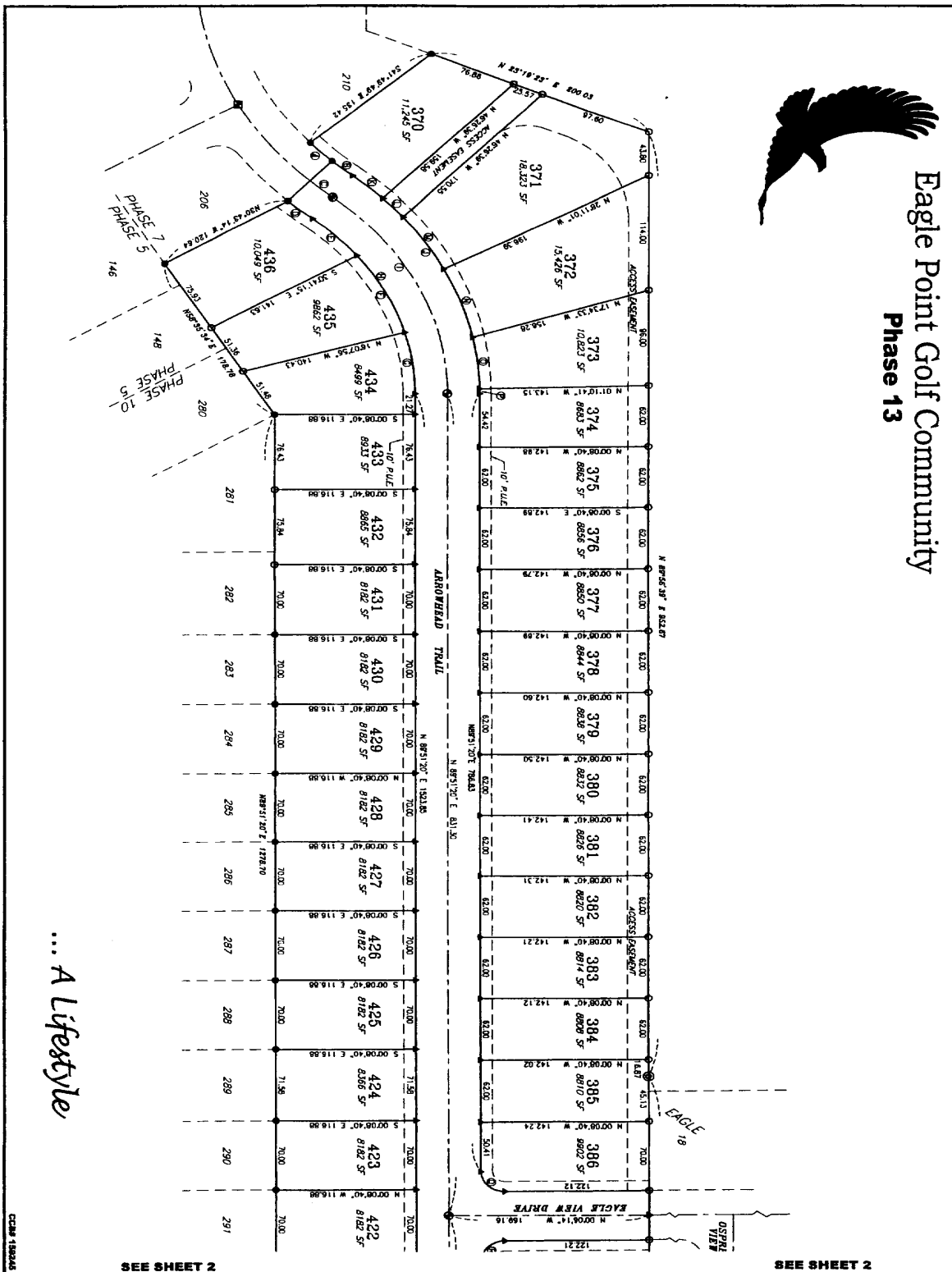


Notary Public for Oregon
My Commission Expires: Sept 27, 2009





Eagle Point Golf Community Phase 13



... A Lifestyle

SEE SHEET 2

SEE SHEET 2

CS-38 1-20-2013

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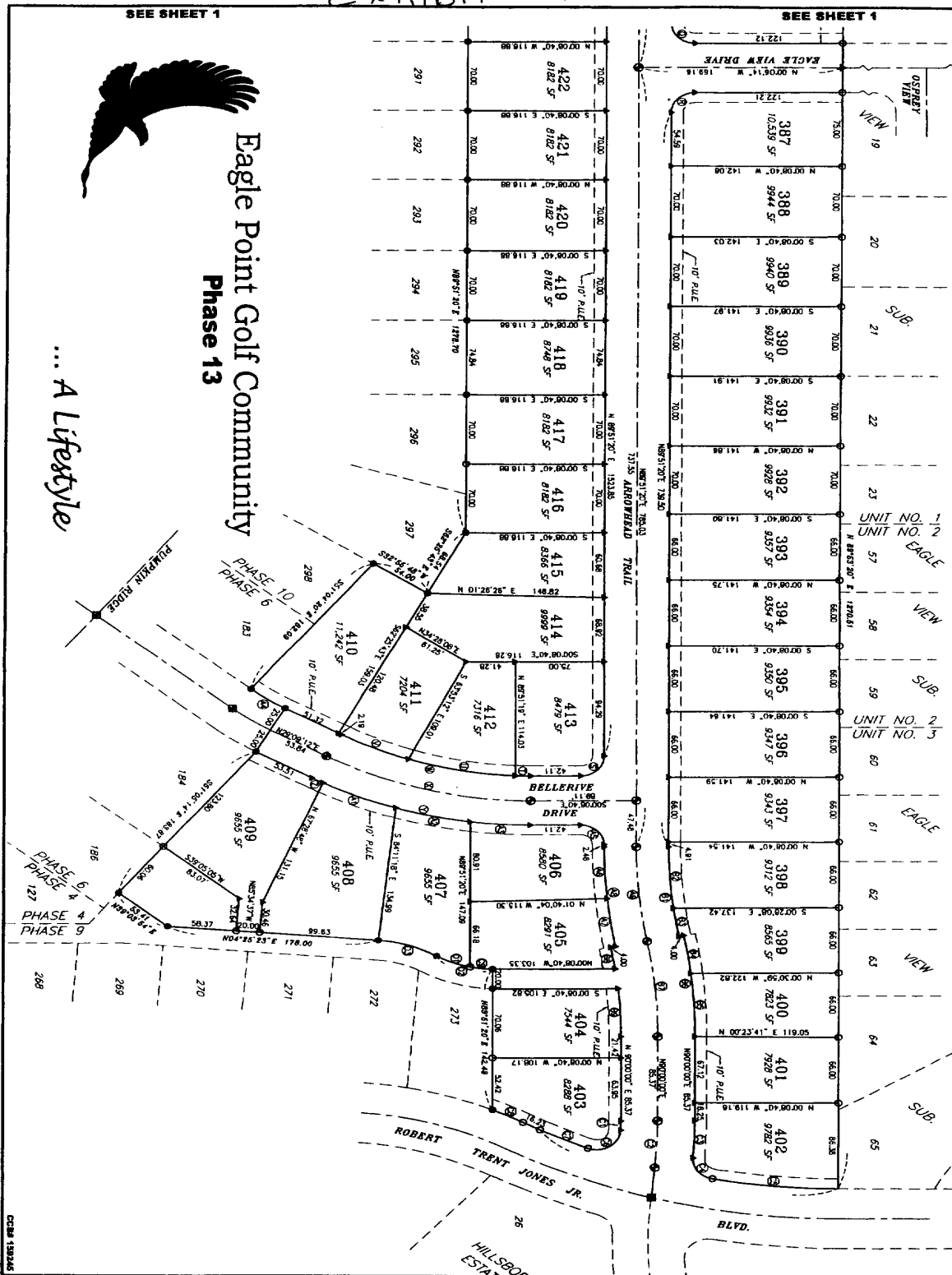
SEE SHEET 1

SEE SHEET 1



Eagle Point Golf Community
Phase 13

... A Lifestyle



5'

CCBP 159242

**EXHIBIT B
EAGLE POINT GOLF COMMUNITY PHASE 13
COMMON AREA**

NONE

6-