

AFTER RECORDING, RETURN TO:

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State of Oregon, County of Klamath  
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mtc 1396

**SUPPLEMENTAL DECLARATION SUBMITTING  
STAGE 14 OF THE HARBOR ISLES GOLF COURSE CONDOMINIUM  
TO CONDOMINIUM OWNERSHIP**

**THIS SUPPLEMENTAL DECLARATION**, pursuant to the provisions of the Oregon Condominium Act, is made and executed this 4 day of JUNE, 2002, by **JELD-WEN, inc.**, an Oregon corporation, the corporation surviving the merger with Trendwest, Inc., previously a division of JELD-WEN, inc. ("**Declarant**").

By document dated November 2, 1994, entitled Declaration Submitting The Harbor Isles Golf Course Condominium to Condominium Ownership, Declarant's predecessor created a condominium known as The Harbor Isles Golf Course Condominium, which is located in the City of Klamath Falls, Klamath County, Oregon. The purpose of this Supplemental Declaration is to submit Stage 14 of The Harbor Isles Golf Course Condominium to the condominium form of ownership and use in the manner provided by the Oregon Condominium Act, and to annex such stage to The Harbor Isles Golf Course Condominium.

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

**ARTICLE 1**

**DEFINITIONS**

When used in this Declaration the following terms shall have the following meanings:

1.1 "**Association**" means the Association of Unit Owners of The Harbor Isles Golf Course Condominium Association, Inc..

1.2 "**Bylaws**" means the Bylaws of the Association of Unit Owners of The Harbor Isles Golf Course Condominium Association, Inc. adopted pursuant to the Stage 1 Declaration as the same may be amended from time to time.

1.3 "**Condominium**" means all of that property submitted to the condominium form of ownership by the Stage 1 Declaration plus any additional property annexed to the project pursuant to Article 14 of such Declaration.

1.4 "**Declarant**" means JELD-WEN, inc., an Oregon corporation, and its successors and assigns.

1.5 "**Declaration**" means the Stage 1 Declaration and any Supplemental Declaration recorded in accordance with Article 14 of the Stage 1 Declaration, including without limitation, this Supplemental Declaration.

1.6 **“Plat”** means the plat of The Harbor Isles Golf Course Condominium – Stage 14 recorded simultaneously with the recording of this Supplemental Declaration.

1.7 **“Stage 1 Declaration”** means that instrument dated November 2, 1994, recorded January 9, 1995, in the Records of Klamath County, Oregon in Volume M95, Page 541.

1.8 **Incorporation by Reference.** Except as otherwise provided in this Supplemental Declaration, each of the terms defined in the Declaration shall have the meanings set forth in the Declaration.

## ARTICLE 2.

### **SUBMISSION OF PROPERTY TO CONDOMINIUM STATUTE**

The property submitted to the Oregon Condominium Act by this Supplemental Declaration is held by Declarant and conveyed by Declarant in fee simple estate. The land submitted is located in the City of Klamath Falls, Klamath County, Oregon, and is more particularly described in the attached **Exhibit A**. The property submitted includes the land so described, all buildings, improvements and structures, all easements, and rights and appurtenances located on, belonging to or used in connection with such land.

## ARTICLE 3.

### **UNITS**

3.1 **General Description of Buildings.** Stage 14 contains two single family dwelling units, which contain one story, without basement (Units 23 and 24). The buildings are of wood frame construction with Hardi-Plank siding and composition shingle roofs.

3.2 **General Description, Location and Designation of Units** Stage 14 consists of a total of two units. The designation, location and area in square feet of the unit are set forth below and are shown on the Plat:

|         |                               |
|---------|-------------------------------|
| Unit 23 | 2,333 sq. ft. (three bedroom) |
| Unit 24 | 2,333 sq. ft. (three bedroom) |

3.3 **Boundaries of Units.** Living area and garage area: Horizontally, each unit shall consist of an area bounded by the interior side of the framework of the exterior walls of the building. Vertically, each unit shall consist of the space between the underside framework of the roof and the topside of the subfloor in the living area, and between the underside framework of the roof and the topside of the finished floor in the garage area. All pipes, conduits, wires, furnaces, hot water heaters, lights, electrical fixtures and bulbs, appliances, sinks, bathtubs, and the like, from the exterior siding in, whether located within common element space or unit boundary space, are part of the unit. The air conditioning unit located outside each unit is also part of the unit.

**ARTICLE 4.****GENERAL COMMON ELEMENTS**

The general common elements consist of the following:

4.1 The land, fences, sprinklers, and all grounds except those grounds which are designated as limited common elements by Article 5 below.

4.2 Roofs, foundations, bearing walls, perimeter walls, beams, columns, trusses, and girders to the interior surfaces thereof.

4.3 All central and appurtenant installations of services such as electricity, telephone, gas, water, sewer, and television, including all pipes, meters, conduits, wires and other utility and communications installations which are located outside the physical perimeter of each building shall be general common elements.

**ARTICLE 5.****LIMITED COMMON ELEMENTS**

The following shall constitute limited common elements, the use of which shall be restricted to the units to which they pertain as described herein:

5.1 All walkways, patios, porches, driveways, garage porches, and exteriors of doors, each of which shall pertain to the unit which it adjoins as shown on the Plat.

5.2 The side yard area located adjacent to and southwesterly of Unit 23 as shown on the Plat, shall be a limited common element reserved for the exclusive use of Unit 23. The side yard area located adjacent to and northeasterly of Unit 23 extending to the midpoint line between Unit 23 and Unit 24 as shown on the Plat, shall be a limited common element reserved for the exclusive use of Unit 23. The side yard area located adjacent to and southwesterly of Unit 24 extending to the midpoint line between Unit 23 and Unit 24 as shown on the Plat, shall be a limited common element reserved for the exclusive use of Unit 24. The side yard area located adjacent to and northeasterly of Unit 24 as shown on the Plat, shall be a limited common element reserved for the exclusive use of Unit 24.

**ARTICLE 6.****ALLOCATION OF UNDIVIDED INTERESTS IN COMMON ELEMENTS**

Each unit will be entitled to an undivided ownership interest in the common elements determined by the ratio of one divided by the total number of units in the Condominium. Each unit now has an equal undivided 1/24 interest in the common elements. Each unit's undivided interest in the common elements will be reduced as additional stages are annexed to the Condominium.

## ARTICLE 7

**ALLOCATION OF COMMON PROFITS AND COMMON EXPENSES**

The common profits and common expenses of the Condominium shall be allocated to the owner of each unit according to the allocation of undivided interests in the common elements.

## ARTICLE 8.

**EASEMENTS**

8.1 **In General.** Each unit has an easement in and through the common elements for all support services required to effectuate and continue proper operation of the Condominium. In addition, each unit and all the common elements and limited common elements are specifically subject to easements as required to inspect, maintain, repair or replace electrical wiring, plumbing, and other services including, without limitation, gas, water, sewer, phone, cable TV, lawn sprinklers and mowing for each unit. The specific mention or reservation of any easement in this Declaration does not limit or negate the general easement for common elements reserved by law.

8.2 **Easements for Declarant.** Declarant and Declarant's agents, successors and assigns shall have an easement over and upon the common elements as may be reasonably necessary for the purpose of constructing additional stages and completing or making repairs to existing structures, for the purpose of carrying out sales activities including, without limitation, the right to use the units owned by Declarant as model units and the right to use a unit as a sales office, and for the purpose of discharging any other obligation of Declarant or exercising any other special Declarant right, whether arising under the Oregon Condominium Act or reserved in this Declaration or the Bylaws.

8.3 **Reservation of Easements for Future Development.** Declarant hereby reserves (a) an easement for the maintenance and use of all existing utility lines and systems within the Condominium including, without limitation, water, gas, sprinklers, sewer, electrical, telephone and cable television systems, and (b) an easement for the installation, maintenance and use of new utility lines and systems upon the general common element land of the Condominium. Such easement shall be for the benefit of and shall run with the ownership of the entire remainder of the proposed Site Plan, and each and every portion thereof, whether or not such property is annexed to the Condominium as provided in Article 14 of the Declaration.

8.4 **Granting of Easements by Association.** The Association, upon prior approval of 75 percent of the voting power of the unit owners, may execute, acknowledge, deliver and record on behalf of the unit owners leases, easements, rights-of-way, licenses, and similar interests affecting the common elements and consent to vacation of roadways within and adjacent to the Condominium. Any such instrument shall be executed by the chairman and secretary of the Association. No such interest may be granted with regard to a limited common element unless the owners and mortgagees of the units having the right to use such limited common element join in the instrument granting the interest.

ARTICLE 9

PLAN OF DEVELOPMENT

Stage 14 is the fourteenth stage of development of The Harbor Isles Golf Course Condominium. Up to eight (8) additional stages may be annexed to the Condominium pursuant to Article 14 of the Declaration. The allocation of undivided interests in the common elements for each unit in the Condominium is set forth in Article 6 herein.

ARTICLE 10

ADOPTION BY REFERENCE

Except as otherwise expressly provided in this document, each of the provisions of the Stage 1 Declaration shall be applicable to Stage 14 of The Harbor Isles Golf Course Condominium.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed as of the day and year first set forth above.

JELD-WEN, inc., an Oregon corporation

By: Judy Urback  
Its Authorized Signer

State of Oregon        )  
                                  )        ss.  
County of Klamath    )

The foregoing instrument was acknowledged before me this 4 day of June, 2002, by Judy Urback for JELD-WEN, inc., an Oregon corporation, on its behalf.



Raquel Mendoza  
Notary Public for Oregon  
My commission expires:

The foregoing Supplemental Declaration is approved pursuant to ORS 100.110 this 10th day of June, 2002 and in accordance with ORS 100.110(7), this approval shall automatically expire if this Declaration is not recorded within two (2) years from this date.

SCOTT W. TAYLOR  
Real Estate Commissioner

By: [Signature]

The foregoing Supplemental Declaration is approved this 26<sup>th</sup> day of July,  
2002.

ASSESSOR AND TAX COLLECTOR  
FOR KLAMATH COUNTY



By: \_\_\_\_\_

Unofficial  
Copy

**EXHIBIT A****Legal Description of Stage 14**

“Tract 1398 – The Harbor Isles Golf Course Condominium – Stage 14,” situated in the NW1/4 SW1/4 and the NW1/4 SE1/4 of Section 19, T38S, R9E, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point, being the northwest corner of Tract 1392 “The Harbor Isles Golf Course Condominium – Stage 13”, as marked by a 5/8” iron pin with Tru-Line Surveying, Inc., plastic cap; thence N34°29’32”E 127.50 feet; thence S55°30’28”E 100.00 feet to a point on the northerly right of way line of Hanks Street; thence along said right of way line S34°29’32”W 127.50 feet; thence leaving said right of way line N55°30’28”W 100.00 feet to the point of beginning, containing 12,750 square feet, more or less.