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AFTER RECORDING, RETURN TO:  
Resort Resources, Inc.  
PO Box 1466  
Bend, OR 97709

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**FIRST SUPPLEMENTAL DECLARATION  
TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS  
FOR  
RIDGEWATER**

**THIS FIRST SUPPLEMENTAL DECLARATION** is made this 22<sup>nd</sup> day of September, 2006, by RUNNING Y RESORT, INC., an Oregon corporation, doing business as **RIDGEWATER PROPERTIES ("Declarant")**.

**RECITALS**

A. Declarant owns certain real property in Klamath County, Oregon, which Declarant is developing as a planned community development known as "RidgeWater". The Property is governed by that certain Declaration of Covenants, Conditions, Restrictions and Easements for RidgeWater, dated September 8, 2006, and recorded September 11, 2006 in the records of Klamath County, Oregon, as Document No. 2006-018271 (the "**Master Declaration**").

B. The Master Declaration provides that additional properties may be annexed to RidgeWater pursuant to the provisions of Section 2.2 of the Master Declaration.

C. Declarant wishes to annex the real property described on the attached **Exhibit A** (the "**Additional Property**") to the Master Declaration upon the terms and conditions set forth in this Declaration.

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

1. **DEFINITIONS.** As used in this Declaration, the terms set forth below shall have the following meanings:

1.1 **Additional Property.** Additional Property means all the real property described in **Exhibit A**.

1.2 **Master Declaration.** Master Declaration means the Declaration of Covenants, Conditions, Restrictions and Easements for RidgeWater, dated September 8, 2006, and recorded September 11, 2006 in the records of Klamath County, Oregon, as Document No. 2006-018271.

1.3 **Incorporation by Reference.** Except as otherwise specifically provided in this Declaration, each of the terms defined in Article 1 of the Master Declaration shall have the meanings set forth in such Article.

2. **ANNEXATION.** The Additional Property is hereby annexed to RidgeWater and made subject to the Master Declaration on the terms and conditions set forth in this Declaration.

3. **LAND CLASSIFICATIONS.** The Additional Property is included in one or another of the following classifications:

3.1 **Residential Lots.** All platted numbered lots within the Additional Property, but excluding any tract labeled as "Common Area" or "Common Lot" on such plat, shall be Units as defined in Section 1 of the Master Declaration.

3.2 **Common Areas.** Certain roads and tracts as more particularly identified on Exhibit A shall be Common Areas as defined in Section 1.9 of the Master Declaration.

4. **MASTER DECLARATION.** The Additional Property shall be subject to all of the terms and provisions of the Master Declaration.

5. **ADDITIONAL RESTRICTIONS.** The Additional Property shall be subject to the following additional restrictions:

5.1 **Minimum Dwelling Size.** No dwelling intended or used as the primary dwelling on a Unit may be constructed or maintained unless the interior floor area of such dwelling (excluding garage) contains at least 1,800 square feet pursuant to standards adopted by the Design Review Committee. The maximum permissible interior floor area shall be limited only by constraints of the building site area and other reasonable limitations as may be established by the Design Review Committee.

6. **AMENDMENT.** This Declaration may be amended by Declarant at any time prior to the closing of the sale of the first lot in the Additional Property. Thereafter, this Declaration may only be amended by the vote or written consent of Owners owning not less than seventy-five percent (75%) of the Units, together with the written consent of the Class B member of the Association, or if a Neighborhood Association has been established, the written consent of the Class B member of the Neighborhood Association, if such Class B membership has not been terminated. Any such Amendment shall become



## **EXHIBIT A**

### **“Additional Property”**

All of the following described property as shown on Tract 1496, RidgeWater Subdivision, Phase 1, 1<sup>st</sup> Addition plat recorded September 11, 2006 in the office of the County Recorder, Klamath County, Oregon:

Units: Lots 109 through 278

Common Areas: All roadways as shown on the above-referenced plat; and  
Common Area lots “A” through “D” and “F” through “K”

Excluded Areas: Lots 279, 280 and 281