



After Recording Return to:
Housing and Community Services
Attn: Multifamily Housing Finance Section
725 Summer Street, Suite B
Salem, OR 97301-1266

2019-004455

Klamath County, Oregon

04/26/2019 01:59:02 PM

Fee: \$202.00

SPACE ABOVE FOR RECORDER'S USE

**HOUSING AND COMMUNITY SERVICES DEPARTMENT
STATE OF OREGON**

**9% LOW-INCOME HOUSING TAX CREDIT
DECLARATION OF LAND USE RESTRICTIVE COVENANTS**

This 9% Low-Income Housing Tax Credit Declaration of Land Use Restrictive Covenants (this "**Declaration**") is made and entered into this 26 day of **April**, 2019 by and between **Sky Meadows, LLC**, an Oregon **limited liability company** (the "**Owner**") and the State of Oregon, acting by and through its Housing and Community Services Department, together with any successor to its rights, duties, and obligations, ("**OHCS**") as a condition precedent to the allocation of low-income housing tax credits by OHCS to Owner as described herein.

RECITALS

- A.** Owner is the owner of a **twelve (12) building, thirty seven (37) unit** residential rental housing development located on land in the City of **Klamath Falls**, County of **Klamath**, State of Oregon, more particularly described in **Exhibit A** hereto (the "**Property**"), known as or to be known as **Sky Meadows**. The development, any other improvements, as well as other real and personal property on the Property are collectively hereinafter referred to as the "**Improvements**." The Property and the Improvements are collectively hereinafter referred to as the "**Project**."
- B.** OHCS has been designated by the Governor of the State of Oregon as the housing credit agency for the State of Oregon for the allocation of low-income housing tax credit dollars (the "**Credit**").
- C.** Owner applied to OHCS and has entered into a Reservation and Extended Use Agreement with OHCS dated **September 26, 2017** (the "**REUA**") for an allocation of **2017** Credit to the Project in the maximum yearly amount not to exceed **Nine Hundred Fifty Five Thousand Dollars (\$955,000)** and the maximum aggregate amount of **Nine Million Five Hundred Fifty Thousand Dollars (\$9,550,000)**.
- D.** Owner represented to OHCS in Owner's Credit Application dated **September 1, 2016** (the "**Application**") that Owner, *inter alia*, will lease **forty percent (40%)** of the units in the Project to individuals or families whose income is **sixty percent (60)** or less of the median family income ("**Qualified Tenants**") as determined in accordance with Section 42 of the United States Internal Revenue Code of 1986, as amended (the "**IRC**") and similarly lease an aggregate total of Project units equal to or greater than the "**Applicable Fraction**" of Project units as further described below.

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E. Owner also has represented to OHCS that it will maintain Project rents and other charges to Qualified Tenants consistent with IRC Section 42 and **"Declaration Requirements"** further described below.

F. OHCS has ultimately determined that the Project, as operated consistent with the Application, will require a Credit allocation in the maximum yearly amount of **Nine Hundred Fifty-Five Thousand Dollars (\$955,000)** and the not-to-exceed aggregate amount of **Nine Million Five Hundred Fifty Thousand Dollars (\$9,550,000)** in order to be financially feasible.

G. IRC Section 42 includes a requirement, as a condition precedent to the allocation of the Credit, that Owner execute, deliver and record this Declaration in the official land deed records of the county in which the Project is located in order to create land-use restrictive covenants running with the land of the Project for the purpose of enforcing the requirements of IRC Section 42.

H. OHCS requires, as a condition precedent to the allocation of the Credit, that Owner execute, deliver and record this Declaration in the official land deed records of the county in which the Project is located in order to create certain restrictive covenants pursuant to ORS 456.625 and equitable servitudes running with the land for the purposes of enforcing this Declaration, the REUA, applicable provisions of IRC Section 42, all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed and published by the United States Department of the Treasury or its Internal Revenue Service (the **"Regulations"**), applicable requirements of the U.S. Department of Housing and Urban Development (**"HUD"**), applicable OHCS administrative rules, orders, and directives, and other applicable law, including but not limited to local ordinances and code requirements (the foregoing Declaration, REUA, IRC, Regulations, HUD requirements, OHCS administrative rules, orders, and directives, and other applicable law, including as each is amended from time to time, are collectively referred to hereinafter as the **"Declaration Requirements"**).

I. Owner is willing, and intends, to execute and record this Declaration memorializing its representations, covenants, agreements and declarations with respect to the Project, the Credit, and the Declaration Requirements, including that the restrictive covenants and equitable servitudes set forth herein governing the use, occupancy, and transfer of the Project shall be and are covenants running with the Project land for the term stated herein, unless otherwise modified in a signed and notarized writing by OHCS, and are binding upon all subsequent owners of the Project property for such term, and are not merely personal covenants of the Owner.

J. OHCS will issue a Form 8609 to the Owner consistent with OHCS' determination in Recital F upon the execution and recording of this Declaration, which Declaration constitutes part of the REUA and is incorporated therein.

DECLARATION

NOW, THEREFORE, in consideration of the Credit, the promises and covenants hereinafter set forth, and of other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree, covenant, and Owner declares as follows:

SECTION 1 – INCORPORATIONS; DEFINITIONS.

- (a) **Incorporations.** The foregoing Recitals and the documents referenced therein are incorporated into this Declaration by reference to the same extent and with the same force and effect as if fully set forth herein, provided, however, that the Recitals and incorporated documents shall not be deemed to modify the express provisions hereinafter set forth.
- (b) **Definitions.** The words and phrases used in this Declaration shall, as applicable, have the meanings given herein or as used in the Regulations and other Declaration Requirements, unless the context clearly requires otherwise.

SECTION 2 – RECORDING AND FILING; COVENANTS TO RUN WITH THE LAND.

- (a) **Recording and Filing.** Upon execution of this Declaration, the Owner shall cause this Declaration and all amendments hereto to be recorded and filed in the official public land deed records of the county in which the Project is located, and shall pay all fees and charges incurred in connection therewith. Upon recording, the Owner shall immediately transmit an executed original or certified copy of the recorded Declaration to OHCS showing the date, deed book and page numbers of record. The Owner understands and agrees that OHCS will not issue the Internal Revenue Service Form 8609 constituting final allocation of the Credit unless and until OHCS has received the recorded executed original of this Declaration.
- (b) **Covenants Running with the Land.** The Owner intends, declares, and covenants, on behalf of itself and all future owners and operators of the Project, that this Declaration and the covenants and restrictions set forth in this Declaration (including all Declaration Requirements) regulating and restricting, *inter alia*, the use, occupancy and transfer of the Project (I) shall be and are covenants and equitable servitudes running with the Project land and encumbering the Project for a minimum of **sixty (60) years** from the date the first building in the Project is placed in service or until **December 31, 2078**, whichever is later, (the “**Affordability Period**”) binding upon the Owner's successors in title and all subsequent Owners and Operators of the Project (II) are not merely personal covenants of the Owner, and (III) shall bind the Owner and the benefits shall inure to OHCS (and, as herein limited, to any past, present or prospective Qualified Tenant of the Project) and its respective successors and assigns during the Affordability Period. The Owner hereby agrees that any and all requirements of the laws of the State of Oregon to be satisfied in order for the provisions of this Declaration to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full and that equitable servitudes have been created to insure that these restrictions and equitable servitudes run with the Project. Throughout the Affordability Period, each and every contract, deed or other instrument hereafter executed conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Declaration, provided, however, the covenants and equitable servitudes contained or created herein shall survive and be effective regardless of whether such contract, deed, or other instrument hereafter executed conveying the Project or portion thereof provides that such conveyance is subject to this Declaration.
- (c) **Consent of Prior Lienholders.** The Owner covenants to obtain the consent of any prior recorded lienholder on the Project to this Declaration and such consent shall be a condition precedent to the issuance of Internal Revenue Service Form 8609 constituting final allocation of the Credit.

- (d) **Compromise of Declaration.** Notwithstanding any interests hereunder or in the REUA inuring to the benefit of past, present or prospective tenants of the Project pursuant to Section 2(b) above or otherwise, OHCS may compromise, waive, amend or modify this Declaration with the written consent of Owner while the Project remains in OHCS' Low-Income Housing Tax Credit Program (the "**Program**") or at its sole discretion should the Project be removed from the Program, as it so determines to be to the benefit of OHCS, the Project, the Program, or OHCS efforts to provide or maintain safe and affordable housing in the State of Oregon. To be effective, any compromise, waiver, amendment or modification of this Declaration must be in writing, signed by an authorized OHCS representative.
- (e) **No Third-Party Claims Against OHCS.** Third-party beneficiaries under this Declaration shall have no claim, cause of action or other right of recourse against OHCS with respect to any action or lack of action taken by OHCS with respect to this Declaration, the REUA, the Credit, the Project, or other Declaration Requirements arising from their rights under this Declaration, the REUA, or the other Declaration Requirements.

SECTION 3 – REPRESENTATIONS, COVENANTS AND WARRANTIES OF THE OWNER.

The Owner hereby represents, covenants, and warrants as follows:

- (a) **Status.** The Owner (i) is **Sky Meadows, LLC**, an Oregon **limited liability company**, and is duly organized under the laws of the State of Oregon and qualified to transact business related to the development and operation of the Project under the laws of the State of Oregon, (ii) has the power and authority to own its properties and assets and to carry on its business as now being conducted or contemplated hereunder to be conducted, and (iii) has the full legal right, power and authority to execute and deliver this Declaration.
- (b) **No Violations.** The execution and performance of this Declaration by the Owner (i) will not violate or, as applicable, has not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body, (ii) will not violate or, as applicable, has not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which the Owner is a party or by which it or the Project is bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.
- (c) **Marketable Title.** The Owner will, at the time of execution and delivery of this Declaration, have good and marketable title to the premises constituting the Project free and clear of any lien or encumbrance (subject to encumbrances created pursuant to this Declaration and any duly subordinated Loan Documents relating to the Project or other permitted encumbrances).
- (d) **No Litigation.** There is no action, suit, or proceeding at law or in equity, or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the Owner, threatened against or affecting it, or any of its properties or rights, which if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Declaration) or would materially adversely affect its financial condition.
- (e) **Qualified Low-Income Project.** The Project constitutes or will constitute a qualified low-income building or qualified low-income project, as applicable, as defined in IRC Section 42 and applicable regulations.

- (f) **Residential Unit Requirements.** Each unit in the Project contains complete facilities for living, sleeping, eating, cooking, sanitation and satisfies any other applicable criterion in IRC Section 42(i)(3)(B), including that such units are to be used on other than a transient basis (unless the Project qualifies as a single-room occupancy project or transitional housing for the homeless in a manner consistent with IRC Section 42(i)(3)(B)(iii)).
- (g) **Qualified Units.** During the Affordability Period, all units subject to the Credit consistent with the Applicable Fraction identified below shall be leased, rented or made available to members of the general public who qualify as Low Income Tenants, i.e., Qualified Tenants (or otherwise qualify for occupancy of the low-income units) under the applicable election specified in IRC Section 42(g).
- (h) **Enforceability; Fair Housing Act.** The Owner agrees that OHCS, Qualified Tenants, and appropriate third parties will be eligible to enforce the IRC Regulations with respect to the Project for the Affordability Period, including as provided by the Fair Housing Act, as amended.
- (i) **Habitability.** During the Affordability Period, the Owner covenants, agrees and warrants that each Qualified Unit, i.e., each low-income unit as described herein, together with common areas, is and will remain habitable and that the Project is and will be maintained in a safe, sanitary, and appropriate condition, all satisfactory to OHCS.
- (j) **Waiver of Right to Propose Project Change.** OHCS herein denies, and Owner irrevocably waives and releases, any right by Owner or its successors to request a Qualified Contract (as defined in IRC Section 42(h)(6)(F)) as provided under IRC Section 42(h)(6)(E) or otherwise.
- (k) **Permitted Use; No Waste.** The Owner shall not demolish any part of the Project, substantially subtract from any real or personal property of the Project, or permit the use of any residential rental unit for any purpose other than rental housing during the term of this Declaration unless required by law or unless OHCS has given its prior written consent.
- (l) **Restoration.** If the Project, or any part thereof, shall be damaged, destroyed, condemned, or acquired for public use, the Owner will, subject to the rights of any mortgagee, repair and restore the Project to substantially the same condition as existed prior to the events causing such damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with the terms of this Declaration.
- (m) **No Contrary Instruments.** The Owner has not and will not execute any other declaration, instrument, or other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event, this Declaration and the other Declaration Requirements, including as amended, are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.
- (n) **Applicable Fraction.** Notwithstanding anything to the contrary herein or in the REUA, the applicable fraction for each building of the Project during the term of this Declaration shall not be less than the applicable fraction specified in the REUA, which is **one hundred percent (100%)** of the Project units (the “**Applicable Fraction**”). [See IRC Section 42(h)(6)(B)] Each such unit comprising the Applicable Fraction within the Project, i.e., the “Qualified Units,” and related

common areas of the Project are subject to the terms, conditions, covenants, and equitable servitudes of this Declaration and the other Declaration Requirements, including as amended, throughout the Affordability Period and as additionally provided herein.

- (o) **Project Rents and Other Charges.** In addition to the enforcement of applicable IRC rent limits as potentially further limited by OHCS consistent with Declaration Requirements, OHCS may require the Owner to additionally reduce rents charged for Qualified Units if property taxes imposed upon the Project are reduced because of a change in Oregon law. Any such reduction in rent required by OHCS occasioned by property tax reductions will not exceed the reduction in property taxes, taking into account any replacement taxes or equivalent charges.
- (p) **Section 8 Vouchers.** The Owner will not refuse to lease to a holder of a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937 because of the status of the prospective tenant as such a holder.
- (q) **Form 8609.** The Owner shall, satisfactory to OHCS, complete and sign Part II of the Form 8609 for the first year of the Credit period and timely return a copy of same to OHCS.
- (r) **OHCS Charges.** OHCS may charge, and Owner shall pay to OHCS, periodic amounts for OHCS monitoring activities with respect to the Project as determined by OHCS in accordance with its applicable administrative rules and directives, including as amended.
- (s) **Preservation.** Owner acknowledges and agrees that the Project is a "participating property" as defined in ORS 456.250 and, as such, is subject to the requirements, *inter alia*, of ORS 456.250 through 456.265. Owner and any successors or assigns are bound by and will comply with the terms of ORS 456.250 through 456.265 and other related Declaration Requirements with respect to the Project.

SECTION 4 – MINIMUM IRC INCOME RESTRICTIONS; RENTAL RESTRICTIONS.

To verify minimum compliance with IRC requirements, the Owner represents, warrants, and covenants that from and after initial occupancy and throughout the remainder of the Affordability Period, in addition to its other obligations under this Declaration, that:

- (a) **Minimum Compliance.** Choose one (1) of the below:
 - (1) ☐ At least twenty percent (20%) or more of the residential units in the Project will be both rent-restricted and occupied by individuals whose income is fifty percent (50%) or less of family adjusted area median income.
 - (2) ☒ At least forty percent (40%) or more of the residential units in the Project will be both rent-restricted and occupied by individuals whose income is sixty percent (60%) or less of family adjusted area median income.
- (b) **Income Determinations.** Subject to IRC Sections 42(g)(8) and 142(d)(3) (but only after the initial income verification by the Qualified Tenant and the Qualified Tenant's income verification following the first year of occupancy), OHCS may require that the determination of whether a tenant meets the low income requirements hereunder, including with respect to all units subject to

the Applicable Fraction, be made by the Owner or his designated agent at least annually on the basis of the current income of such Low Income Tenant, i.e., Qualified Tenant.

SECTION 5 – ADDITIONAL COMPLIANCE REQUIREMENTS, INCLUDING OCCUPANCY, RENT AND USE RESTRICTIONS.

The Owner represents, warrants and covenants that throughout the Affordability Period:

- (a) **Application of Declaration.** The terms, conditions, and covenants of this Declaration apply to the Owner and all Qualified Units and related common areas of the Project for the full term of the Affordability Period and as additionally provided in this Declaration. All Qualified Units are subject to and shall be maintained in accordance with the income, rent, and other restrictions of Section 4 as well as all other provisions of this Declaration.
- (b) **Continuous Compliance.** The Owner shall continuously comply with all habitability, maintenance, disclosure and other Declaration Requirements with respect to the Project including, but not limited to, all income, rent, other charges, and use restrictions applicable to the Project arising under this Declaration, including as amended, for the full term of the Affordability Period and as additionally provided herein. These obligations are in addition to the minimum IRC restrictions specified in Section 4 and in excess of the required fifteen (15) year IRC Compliance Period.
- (c) **Rent and Other Charges Limitations.** In no event shall Qualified Unit rents exceed gross rents allowable under the Declaration Requirements, including as amended. OHCS may limit other charges to Qualified Tenants if it determines (in its sole discretion) that such other charges are inconsistent with Declaration Requirements or otherwise should be subsumed within the limitations on gross rents.
- (d) **Period of Compliance.** Regardless of any provision in this Declaration to the contrary, the Declaration Requirements, including Project occupancy, rent and use restrictions, and other terms and conditions, of this Declaration shall remain in effect throughout the Affordability Period, except in the event of a written, signed and notarized modification, waiver, or release of all or part of such restrictions, terms or conditions by OHCS or pursuant to Section 6(b), but subject to the three (3) -year safe harbor requirements of the IRC and Section 6(c) of this Declaration.
- (e) **Termination of Tenancy.** The Owner may terminate the tenancy of a Qualified Tenant only for: (i) material noncompliance of lease terms including, but not limited to substantial lease violations, fraud, repeated minor violations and nonpayment of rent; (ii) drug abuse or other criminal activity; (iii) material failure to carry out obligations under Oregon's landlord and tenant act, ORS chapter 90; or (iv) other good cause.
- (f) **Operating Reserves.** The Owner ☐ does/☒ does not covenant and agree that operating reserves of the Project, when released from restricted use, shall be wholly used to subsidize tenant rents consistent with guidelines prescribed by OHCS.

SECTION 6 - TERM OF DECLARATION.

- (a) **Term.** Except as hereinafter provided, the income, affordability, and use restrictions of this Declaration shall commence upon the first day in the Project period on which any building which is part of the Project is placed in service and shall endure for the entire fifteen (15) year Compliance Period and for the remaining balance of the Affordability Period and as additionally provided herein subject to earlier termination under Sections 5(d) and 6(b). All other covenants, terms, and conditions herein shall commence upon execution of this Declaration by Owner and shall endure for the Affordability Period and as additionally provided herein subject to earlier termination under Sections 5(d) and 6(b). Termination of the Affordability Period or this Declaration shall not extinguish remedies available to OHCS arising under this Declaration or the REUA.
- (b) **Early Termination by Foreclosure.** The Owner shall comply with the terms, conditions, and covenants of this Declaration and other Declaration Requirements, including as amended, for the entire Affordability Period and as additionally provided herein; provided, however, this Declaration and the Affordability Period for any building which is part of this Project shall terminate in the event the primary construction or primary permanent lender (except for government lenders), its successors or assigns, lawfully acquire title to the Project through foreclosure or deed in lieu of foreclosure, neither the lender nor any subsequent purchaser of the Project following such a foreclosure or deed in lieu of foreclosure will be deemed a "successor or assign" of the Owner, and neither the lender nor such subsequent purchaser will have any obligation to repay the Credit and all conditions and restrictions contained herein will terminate on the date, if any, that the Project is so acquired by foreclosure or deed in lieu of foreclosure provided, however, that (i) the preceding provisions of this sentence will cease to apply and the restrictive covenants and equitable servitudes contained in this Declaration will be reinstated if, at any time during the Affordability Period subsequent to the early termination of this Declaration as the result of an event under this section, any person or entity that was an obligor under this Declaration prior to such early termination event, including the Owner, or any related person (within the meaning of IRC section 42) obtains an ownership interest in the Project.
- (c) **Safe-Harbor Period.** Notwithstanding subsection (b) above, IRC and Declaration rent limitations shall continue for a period of three (3) years following the termination of the Affordability Period pursuant to the procedures specified in subsection (b) above for Qualified Tenants as of the date of termination. During such three (3) year period, the Owner shall not evict or terminate the tenancy of an existing tenant of any of the Qualified Units other than for good cause and shall not increase gross rents above the maximum allowed under this Declaration and the other Declaration Requirements, including as amended, with respect to such Qualified Units.

SECTION 7 – PROJECT MANAGEMENT.

- (a) **Regulatory Agreement as to Project Management.** Owner will provide timely and suitably perform Project management responsibilities directly or through a management agent ("Management Agent") approved in writing by OHCS consistent (if requested by OHCS) with a "Regulatory Agreement as to Project Management" or similar agreement satisfactory to OHCS and executed by OHCS, Owner, and the Management Agent (if different than the Owner).

- (b) **Approval of Management Agent; Termination.** OHCS must pre-approve in writing the engagement of any Management Agent (including Owner as self-manager) and may require, for cause, the termination of any such Management Agent (including Owner).
- (c) **Review of Proposed Management Agents.** OHCS may condition its approval of any Management Agent (including Owner) upon the submission and its review of such information as it determines to be appropriate, including information demonstrating the proposed Management Agent's competence and experience in relevant property management.
- (d) **Execution of Applicable Documents.** OHCS also may condition its approval of any Management Agent (including Owner) upon the execution of a Regulatory Agreement as to Project Management or similar agreement, as well as related ancillary documents, all satisfactory to OHCS.
- (e) **Amendment of Documents.** OHCS also may condition its continuing approval of any Management Agent (including Owner) upon amendment of the Regulatory Agreement as to Project Management or similar agreement, as well as related ancillary documents, all satisfactory to OHCS.

SECTION 8 – RECORDS; CERTIFICATIONS; MONITORING; CORRECTIVE ACTION.

- (a) **Financial and Performance Reports.** Owner will maintain all financial records relating to this Declaration in accordance with generally accepted accounting principles. In addition, Owner will maintain records satisfactory to OHCS documenting compliance with Declaration Requirements. Owner will retain and keep accessible all such records, books, documents, papers, plans, records of shipments and payments and writings throughout the Affordability Period and for a minimum of six (6) years, or such longer period thereafter, as may be required by OHCS, which does include any period beyond the Affordability Period during which an audit, claim, or litigation with respect to the Project or Declaration remains outstanding, plus two (2) years thereafter.
- (b) **Annual Certification; Additional Information.** Owner will provide an annual certification, in a format and on a schedule approved by OHCS in its sole discretion, that the Owner is fulfilling its obligations under this Declaration. OHCS may, from time to time, require additional information or reporting from Owner.
- (c) **Monitoring.** Owner acknowledges and agrees that OHCS, the Oregon Secretary of State's Office, and the federal government, and their duly authorized representatives will have access to such financial records and other books, documents, papers, plans, records of shipments and payments and writings of Owner that are pertinent to this Declaration, whether in paper, electronic or other form, to perform examinations and audits, and make excerpts and transcripts, and take copies. Furthermore, the Owner acknowledges and agrees that OHCS may inspect the Project, and any part thereof, upon reasonable notice to the Owner and tenants. The Owner, its agents, employees, and subcontractors will cooperate fully with OHCS in any requested inspection of the Project, its records, or other compliance monitoring.
- (d) **Corrective Action.** As a consequence of its monitoring or otherwise, OHCS may identify deficiencies in Owner's compliance with Declaration Requirements. OHCS may require action by Owner (satisfactory to OHCS) to correct such deficiencies. Owner will correct such deficiencies within thirty (30) days of notice by OHCS of such deficiencies unless earlier correction is required by OHCS to address material health or safety needs of tenants. However, OHCS may, in its sole

discretion, extend the thirty (30) day correction period for up to six (6) months, but only if OHCS determines there is good cause for granting the extension; and provided further, however, in the event of a foreclosure, deed in lieu of foreclosure, or similar event with respect to the Project, the correction period for the successor for an existing event of noncompliance shall be no less than thirty (30) days from the earlier of the date the successor obtains control or becomes the owner of the Project.

SECTION 9 – INSURANCE.

- (a) **Coverage.** Owner will obtain and maintain in full force and effect during the term of this Declaration: (1) Causes of Loss – Special Form property insurance together with endorsements for replacement cost, inflation adjustment, malicious mischief, and sprinkler damage coverage (if applicable), all in amounts not less than the full replacement cost of all Improvements, without reduction for co-insurance; (2) commercial general liability insurance, including liabilities assumed under contract, with limits, coverage, and risks insured acceptable to OHCS, and in no event less than **\$2,000,000.00** combined, single-limit coverage; and appropriate workers' compensation insurance coverage in satisfaction of Oregon law.
- (b) **Insurance Companies and Policies.** All insurance will be written by a company or companies reasonably acceptable to OHCS; will require reasonable, but not less than **five (5)** days prior written notice to OHCS of cancellation or non-renewal; will contain waivers of subrogation and endorsements that no act or negligence of Owner or any occupant will affect the validity or enforceability of such insurance as against OHCS. OHCS will be named as additional insured on all liability policies. Owner will forward to OHCS, upon request, certificates evidencing the coverage required under this Declaration and copies of all policies. Owner will forward to OHCS copies of any significant changes, including, but not limited to, cancellations and non-payment, to the policy that would affect the coverage.
- (c) **Casualty/Loss Restoration.** After the occurrence of any casualty to the Property or Improvements, Owner will give prompt written notice of the casualty to OHCS, specifically describing the nature and cause of such casualty and the extent of the damage or destruction to the Property or Improvements. In the event of any casualty to any Improvement, Owner will immediately take such action as is necessary to make the site safe and legal, including, if necessary, demolition of the improvement, removal of debris, and/or grading the site. Owner, subject to the rights of the approved senior mortgage lender, assigns to OHCS all insurance proceeds that Owner may be entitled to receive with respect to any casualty. In the event that Owner desires to rebuild or restore the Project, insurance proceeds will be placed in escrow, with escrow instructions to release funds for invoices related to such reconstruction. OHCS will have the right to review and approve of reconstruction plans, and may require the conditional release of liens as condition of escrow payments. No proceeds will be released if Owner is in default under this Declaration or under the obligations secured by this Declaration. If Owner (i) does not elect to restore the Project, or (ii) is in default under this Declaration or the obligations secured by this Declaration, subject to the rights of the approved senior mortgage lender, OHCS may apply the insurance proceeds to satisfy the obligations.

SECTION 10 - NO UNAPPROVED TRANSFERS.

- (a) **Sale, Transfer, or Other Disposition of an Interest in the Grant, Owner, or Project.**

- (1) **Transfer of Any Interest in Project.** Except in relation to leases to tenants (“**Tenants**”) for the residential units in the Project, if the Owner transfers or attempts to sell, assign, bequeath, dispose or otherwise transfer (collectively, “**Transfer**”) any interest in the Project to any person, entity or other assignee (collectively, “**Transferee**”), without obtaining the prior written consent of OHCS, OHCS may declare an Event of Default under the terms of this Declaration and exercise the remedies provided for in this Declaration or otherwise available at law. OHCS will not consent to any Transfer or disposition of any portion of a Building to any person unless all of the Building is transferred to such person, and any such attempted Transfer or disposition is hereby prohibited. OHCS’ consent to a Transfer will not, however, be unreasonably withheld or delayed, but may be conditioned upon:
- (A) reasonable evidence satisfactory to OHCS that the Owner is not then in default hereunder beyond any applicable grace period or cure period;
 - (B) the execution and recording of documents satisfactory to OHCS;
 - (C) the payment to OHCS of an appropriate transfer fee; and
 - (D) any other conditions that may be imposed by OHCS, in its complete discretion, to assure, *inter alia*, compliance with federal or state law or other Declaration Requirements, including OHCS orders and administrative rules, as amended, and also including but not limited to the Owner providing OHCS with current financial information with respect to the Transferee and a full management agent packet for any existing or proposed management agent (“**Management Agent**”).
- (2) **Transfer of Any Interest in the Owner.** If the Owner sells, transfers or otherwise disposes of any interest in the Owner without obtaining the prior written consent of OHCS, OHCS may declare an Event of Default under the terms of this Declaration and exercise the remedies provided for in this Declaration or otherwise available at law. The parties agree, however, that, so long as the Owner is not then in default hereunder beyond any applicable cure period, a Transfer of an interest in the Owner made in full compliance with any of clause (A), (B), (C) or (D) below will constitute a permitted Transfer of an interest in the Owner.
- (A) **Transfers Permitted Prior to Making All Capital Contributions.** Prior to making all of the capital contributions with respect to this Project required to be made by the Investor under the ownership agreement in effect between the Investor and Owner as of the date of this Declaration (the “**Ownership Agreement**”), a one-time Transfer of the Investor’s limited partnership or limited membership in the Owner may be made to an Affiliate of the Investor within one year of the date of the REUA with advance written notice to OHCS of such Transfer (“**Permitted Affiliate Transfer of Owner Interest**”). No OHCS consent shall be required for a Permitted Affiliate Transfer of Owner Interest, but written notice shall be provided to OHCS as set forth in this Declaration in connection with such Permitted Affiliate Transfer of Owner Interest. Further, OHCS will not impose a transfer fee or charge on the Owner for a Permitted Affiliate Transfer of Owner Interest.

- (B) **Other Transfers Made Prior to Making All Capital Contributions.** Prior to making all capital contributions required to be made by the Investor under the Ownership Agreement, other than a Permitted Affiliate Transfer of Owner Interest pursuant to clause (A) above, no interest in the Owner may be Transferred without the written consent of OHCS, which it may give or withhold in its sole but reasonable discretion, taking into consideration those factors it determines to be relevant. OHCS shall communicate its determination to consent or withhold consent to a Transfer promptly to the Owner and may impose a transfer fee or charge on the Owner consistent with applicable administrative rules, as amended from time to time.
- (C) **Transfers of Owner Interest After Making All Capital Contributions.** After all of the capital contributions to be made by the Investor under the Ownership Agreement have been made, the Transfer of the limited partnership or membership interest in the Owner (a “**Post Conversion Transfer of Owner Interest**”), may be made subject to the following: OHCS must (A) be given advance written notice of the proposed Transfer; (B) give its written consent to the Transfer, which consent shall not be unreasonably withheld, conditioned or delayed; and (C) OHCS may impose a transfer fee or charge on the Owner consistent with applicable administrative rules, as amended from time to time. The parties agree that a Post Conversion Transfer of Owner Interest to an Affiliate shall be presumed reasonable and that OHCS will promptly provide its consent to such a transfer upon confirmation that such transfer involves a Transfer to an Affiliate of the Investor and satisfaction of the foregoing conditions.
- (D) **Transfers of Interests in General Partner of Owner.** To assure appropriate use of tax credit capital contributions by Owner, and that any party having an ownership interest in the general partner or managing member of the Owner is suitable for such purpose, appropriate for the operational integrity of the general partner or managing member, and sufficiently limited in its capacity to direct or control actions by the general partner or managing member, a party proposing to acquire an ownership interest in the general partner or managing member (a “**Member**”) may not acquire an ownership interest in the general partner or managing member without the prior written consent of OHCS. Such consent shall be conditioned on (a) the ownership interest in the general partner or managing member to be acquired by the Member being not greater than one-percent (1%) of the ownership interest in the Owner, (b) OHCS receiving evidence reasonably satisfactory to OHCS establishing the suitability of the Member, and (c) payment to OHCS of a transfer fee or charge consistent with applicable administrative rules, as amended from time to time. .
- (3) **Transfer of Any Interest in Investor.** If the Investor Transfers any interest in the Investor without obtaining the prior written consent of OHCS, OHCS may declare an Event of Default under the terms of this Declaration and exercise the remedies provided for hereunder or otherwise available at law. The parties agree, however, that, so long as the Owner is not then in default hereunder beyond any applicable cure period, a Transfer of an interest in the Investor made in full compliance with any of clause (A), (B) or (C) below shall constitute a permitted transfer of an interest in the Investor.

- (A) **Transfers Permitted Prior to Making All Capital Contributions.** Prior to making all of the capital contributions required under the Ownership Agreement: (1) Transfers of interests in the Investor (the **"Investor Membership Interests"**) may be made among the initial holders of the Investor Membership Interests (the **"Initial Investment Members"**), provided that the Owner provides written notice to OHCS of the transfer within thirty (30) days of the Owner learning of the Transfer; and (2) Transfers of Investor Membership Interests may be made to a person or entity that is not an Initial Investment Member if, after making such transfers not less than 75% of the holder(s) of the Investor Membership Interests are either (a) the Investor or an Affiliate of the Investor, or (b) Financial Institutions or Publicly Held Corporations with a credit rating at the time of such transfer of BBB- or better by Standard & Poor's or Baa3 or better by Moody's Investor Service, Inc., or wholly-owned subsidiaries of such entities or are otherwise holders that have been approved by OHCS, provided that the Owner shall provide written notice to OHCS of the transfer within thirty (30) days of the Owner learning of the transfer. Transfers of Investor Membership Interests described in sub-clauses (1) and (2) of this clause (i) are referred to herein as **"Permitted Investor Membership Interest Transfers"**). No OHCS consent shall be required for any Permitted Investor Membership Interest Transfer pursuant to sub-clauses (1) or (2) of this clause (i), but written notice shall be provided to OHCS as set forth above in connection with each such Transfer. Further, OHCS may impose a transfer fee or charge on the Owner for Permitted Investor Membership Interest Transfers consistent with applicable administration rules, as amended from time to time.
- (B) **Other Transfers Made Prior to Making All Capital Contributions.** Prior to making all capital contributions required under the Ownership Agreement, other than Permitted Investor Membership Interest Transfers pursuant to clause (i) above, no interest in the Investor, including any Investor Membership Interest, may be Transferred without the written consent of OHCS, which consent may be given or withheld in its sole but reasonable discretion, taking into consideration those factors it determines to be relevant. OHCS will communicate its determination to consent or withhold consent to a Transfer promptly to the Owner and may impose a transfer fee or charge on the Owner consistent with applicable administrative rules, as amended from time to time.
- (C) **Transfers of Investor Interest After Making All Capital Contributions.** After all of the capital contributions to be made by the Investor under the Ownership Agreement have been made, the Transfer of any limited partnership or membership interest in the Investor, including any Investor Membership Interest (a **"Post Conversion Transfer of Investor Interest"**) may be made without prior notice to or approval by OHCS, provided that Owner shall provide written notice to the OHCS of any Post Conversion Transfer of Investor Interest within thirty (30) days of reasonable discovery of such Transfer. OHCS will not impose a transfer fee or charge on the Owner for a qualifying Post Conversion Transfer of Investor Interest.

- (b) **Definition of Affiliate.** The term “Affiliate” means any corporation, partnership, limited liability company, or other entity directly or indirectly controlling, controlled by or under common control with such entity. For this purpose, “control”, or “controlled” or “controlling” means (i) ownership directly or indirectly of voting control of the corporation or other entity, (ii) control of the management through holding, directly or indirectly, a general partnership interest in a limited partnership or the managing member interest in a limited liability company, or (iii) if such entity has no stock or equity, control over a majority of the board of directors of such entity.
- (c) **Removal and Replacement of General Partner or Managing Member.** The Investor may seek to remove a General Partner or Managing Member of the Owner for cause pursuant to the terms of the Ownership Agreement in effect as of the date of this Declaration, or pursuant to any revisions adopted by the parties to the Ownership Agreement and approved in writing by OHCS, subject to the following: (i) the Investor must notify OHCS in writing of its desire to remove the General Partner or Managing Member for cause; (ii) the Investor must notify OHCS in writing of the successor General Partner or Managing Member, if any, and (iii) OHCS must give its written consent to the removal and replacement of the General Partner or Managing Member, which consent will not be unreasonably withheld, conditioned or delayed. If the Ownership Agreement provisions related to the removal of the General Partner or Managing Member are amended without OHCS’ written approval (a “**Removal Amendment**”), and the Investor seeks to remove a General Partner or Managing Member for cause pursuant to the Removal Amendment, the prior written consent of OHCS must be obtained and OHCS may give or withhold its consent in its sole discretion. Notwithstanding the foregoing, the Investor also may replace a General Partner or Managing Member of the Owner for cause with an affiliate of the Investor on a temporary basis for not longer than sixty (60) days pursuant to the terms of the Ownership Agreement in effect as of the date of this Declaration, or pursuant to any revisions adopted by the parties to the Ownership Agreement and approved in writing by OHCS. Such replacement does not require prior OHCS approval and will not be subject to an OHCS transfer fee, but notice thereof must be provided to OHCS within two (2) business days of such replacement. Permanent removal or replacement of the General Partner or Managing Member of the Owner must still be accomplished in conformance with the first two sentences of this Subsection (c).
- (d) **Removal and Replacement of Management Agent.** OHCS may, for cause, require the removal and replacement of the Management Agent for the Project or, if the Owner directly manages the Project, OHCS may require the appointment of a Management Agent for the Project in lieu of the Owner. The Owner also may, with OHCS’ approval, remove and replace a Management Agent in accordance with this Declaration, the terms and conditions of the Ownership Agreement, or any agreement with respect to Project management required by OHCS (at its sole discretion). Any then current executed agreement with respect to Project management (including as amended) shall be deemed to be incorporated herein by this reference.
- (e) **Unapproved Transfers Are Void.** Any Transfer of the Project, Owner, or Investor in violation of this Subsection 10(a) will be ineffective to relieve the Owner, any Transferee or the Project of any continuing obligations under this Declaration.
- (f) **Consents by OHCS to Admission of Investor and to Security Interest.**
- (1) **Security in Managing Member/General Partner Interest.** OHCS consents to the managing member/general partner of the Owner granting a security interest in its interest in the

Owner as security for performance of obligations under the Ownership Agreement, as such Ownership Agreement exists on the date of the REUA, and under any document evidencing or securing the existing construction or permanent financing of the Project.

(2) **Security in Credits.** OHCS consents to the Owner granting to the existing primary commercial lender a security interest in the Credits as security for performance of the Owner's obligations under any document evidencing or securing construction or permanent financing of the Project. In the event of a foreclosure of a deed of trust, mortgage, or other security document securing the Owner's obligation to repay a loan, from the referenced lender, OHCS further consents to a foreclosure by such lender of its security interest in the Credits; provided, however, OHCS makes no representation as to the effect of such a foreclosure on the ability of the foreclosing entity to claim, transfer, or otherwise utilize the Credits pursuant to IRC Section 42, applicable Oregon law, or otherwise.

- (g) **Sale of Project to Managing Member or General Partner.** Absent (1) a change in the managing member or general partner in Owner, or in the composition thereof, or (2) an uncured Event of Default under this Declaration, OHCS consent to the sale of the Project to the current managing member or general partner of the Owner upon termination of the "compliance period" applicable to the last building of the Project to be placed in service as provided in IRC Section 42 provided (1) OHCS is given adequate notice prior to the transfer (2) the terms of such sale are reasonable as determined by OHCS, and (3) that Owner and the managing member or general partner shall have each complied with all other requirements of OHCS, including provision of requested information, execution of required documents satisfactory to OHCS, and payment of an appropriate Transfer fee as established by OHCS.

SECTION 11 – REMEDIES.

- (a) **Deficiencies.** OHCS may, from time to time, identify and direct Owner to correct deficiencies in its compliance with the REUA, including this Declaration and other Declaration Requirements, which Owner shall correct as directed.
- (b) **Required Training.** OHCS may require Owner, its owners, principals, officers, employees, and agents to undertake training, at Owner's expense, as directed by OHCS.
- (c) **Extension of Affordability Period.** OHCS may by written notice extend the Affordability Period described in this Declaration for periods of time matching corresponding periods of time during which OHCS determines the Owner to be in material noncompliance with any of the terms of the REUA, this Declaration, or other Declaration Requirements.
- (d) **IRS Reporting.** OHCS may report noncompliance with Declaration Requirements to the IRS, including by the filing of Form 8069.
- (e) **Removal from LIHTC Program.** Following an Event of Default that remains uncured after expiration of any applicable notice and cure period or following the recapture of Credits by the IRS, OHCS may remove the Project from the LIHTC program.
- (f) **Additional Remedies.** If the Owner defaults in the performance or observance of any covenant, agreement or obligation set forth in the REUA, including this Declaration and other Declaration

Requirements, and if such default remains uncured by Owner for a period of thirty (30) days or less (depending upon the requirements of the notice, lesser notice periods being reserved for matters that OHCS determines relate to material health or safety needs of Project occupants) after notice thereof shall have been given by OHCS, or if such default runs for a period of thirty (30) days from the date the Owner should, with due diligence, have discovered such default, then OHCS may declare an "Event of Default" to have occurred hereunder provided, however, If a default is not reasonably capable of being cured within thirty days or any lesser notice period provided by OHCS, OHCS may, in its sole discretion, extend the correction period for up to six (6) months, but only if OHCS determines there is good cause for granting the extension; and provided further, however, in the event of a foreclosure, deed in lieu of foreclosure, or similar event with respect to the Project or the Land, the correction period for the successor for an existing default shall be no less than thirty (30) days from the earlier of the date the successor obtains control or becomes the owner of the Project. To the extent that the default is not corrected within the above-described period including extensions, if any, granted by OHCS, an Event of Default shall be deemed to occur and OHCS may exercise its rights and remedies under this Section. Following the occurrence of an Event of Default hereunder OHCS may, at its option, take any one or more of the following steps (except that itemized remedies (2), (3), (6), and (7) always must be preceded by notice of default to the Investor in accordance with this subsection while Investor is a member of Owner), in addition to all other remedies provided in this Agreement, by law, or in equity:

- (1) By mandamus or other suit, action or proceeding at law or in equity, require Owner specifically to perform its obligations under the REUA, including this Declaration and other Declaration Requirements, or enjoin any acts or things that may be unlawful, inconsistent with the REUA, including this Declaration or other Declaration Requirements, or in violation of Owner's obligations or OHCS' rights under the REUA, including this Declaration or other Declaration Requirements;
- (2) Obtain the appointment of a receiver to operate the Project in compliance with the REUA, including this Declaration and other Declaration Requirements;
- (3) Require a change in the General Partner or Managing Member of Owner to OHCS' satisfaction;
- (4) Require termination of the Management Agent and its replacement to OHCS' satisfaction;
- (5) Require Owner to cease management of the Project and to engage a Management Agent acceptable to OHCS;
- (6) Withhold from Owner, suspend, terminate, or (upon 30-days written demand) require the repayment of all or any part of other funding assistance provided by OHCS to Owner with respect to the Project;
- (7) Declare Owner, or any member thereof, ineligible to receive further Credit or other OHCS funding assistance, including with respect to other projects or requests for same, for such period as OHCS determines in its sole discretion;
- (8) Have access to, and inspect, examine and make copies of, all of the books and records of Owner pertaining to the Project and to inspect the Project itself;

- (9) Enter onto the Property and correct Events of Default with respect to the Project at Owner's expense, which expense Owner will repay to OHCS within ten (10) days of any presentment of charges for same; and
- (10) Exercise of such other remedies as permitted or authorized under the REUA, including this Declaration, any other Declaration Requirement, or otherwise by law, or in equity.
- (g) **Survival of Remedies; Remedies Not Exclusive.** The rights and remedies of OHCS provided for in this Declaration, which by their nature are intended to survive termination of this Declaration, shall survive the termination of the Affordability Period and of this Declaration. Furthermore, the remedies specified above are not exclusive and are in addition to any other rights and remedies available hereunder, at law, in equity or otherwise. No failure of or delay by OHCS to enforce any provision of this Declaration will constitute a waiver by OHCS of that or any other provision, nor will any single or partial exercise of any right, power or privilege under this Declaration preclude any other or further exercise of such right, power or privilege or the exercise of any other right, power or privilege.

SECTION 12 – MISCELLANEOUS.

- (a) **Severability.** The invalidity of any clause, part, or provision of this Declaration shall not affect the validity of the remaining portions thereof.
- (b) **Notices.** All notices to be given pursuant to this Declaration shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing.

To OHCS: Oregon Housing and Community Services Department
Attn: Asset Management & Compliance Department
725 Summer Street NE, Suite B
Salem, Oregon 97301-1266

To the Owner: Sky Meadows, LLC
c/o Lisa Drayton
1007 NW Rimrock Dr
Redmond, OR 97756

or to such other address a party may indicate to the other pursuant to this Subsection. Any notice so addressed and mailed shall be effective five (5) days after mailing. Any notice by personal delivery shall be deemed to be given when actually delivered.

If written notice of a default to the Owner is required under this Declaration, then OHCS will also deliver written notice of such default to the Investor at the Investor's address as referenced below (or such other single address as may be provided in writing) for as long as the Investor shall have an ownership interest in Owner.

Investor:

Hunt Capital Partners Tax Credit Fund 24, LP
c/o Hunt Capital Partners, LLC
15910 Ventura Blvd., Suite 1100
Encino, CA 91436

In addition to any other cure provisions contained in this Declaration, the Investor (and any special member or special limited partner affiliated therewith) will have the right to cure all defaults for which delivery of written notice to the Owner is required under this Declaration within the same time periods allowed to Owner.

- (c) **Amendment.** The Owner agrees that it will take all actions necessary to effect amendment of this Declaration as OHCS may deem necessary to comply with the IRC or other Declaration Requirements. OHCS, together with Owner, may execute and record any amendment or modification to this Declaration and such amendment or modification shall be binding on third-parties granted rights under this Declaration.
- (d) **Subordination of Declaration.**
[Reserved]
- (e) **Governing Law.** This Declaration shall be governed by the laws of the State of Oregon without regard to principles of conflicts of law and, where applicable, the laws of the United States of America.
- (f) **Survival of Obligations.** The obligations of the Owner as set forth herein and in the Application shall survive the allocation of the Credit and shall not be deemed to terminate or merge with the awarding of the allocation.
- (g) **Indemnity.** Owner assumes sole liability for breach of the conditions of the Credit (including all terms and conditions of this Declaration) by Owner or any of its officers, agents, employees, and assigns. Owner will save, hold harmless, indemnify and (subject to ORS chapter 180) defend the State of Oregon, OHCS and their officers, agents, employees, members and assigns, from all suits, actions, claims, losses or damages of whatsoever nature, kind or description related to the Credit, the Project, this Declaration, the REUA, or resulting from or arising out of the acts, omissions, neglect or misconduct of Owner or its subcontractors, agents, or employees under this Declaration, the REUA, or related to the Credit or Project.
- (h) **Time of the Essence.** Time is of the essence in the performance by Owner of the terms of this Declaration.
- (i) **No Discrimination; Marketing.** Except as permitted by law, Owner will not discriminate in the provision of housing on the basis of race, creed, color, sex, national origin, religion, marital status, sexual orientation, family status, age, disability or the receipt of public assistance. Owner will use its reasonable efforts to advertise and market the Project dwelling units, particularly the Qualified Units, within the County and, if applicable, City in which the Project is located.
- (j) **Certifications.**

- (1) **Consideration of Relevant Information.** Owner hereby certifies that all information pertinent to IRC Section 42 has been considered by it in the determination of eligible basis for the Project. This consideration includes but is not limited to any rule changes, Private Letter Rulings, Technical Assistance Memoranda, considerations, IRS guidance, etc.
- (2) **Consideration of Relevant Information by Professional Agents.** Owner further certifies that its Project accounting and legal professionals/representatives have also considered the above in their advice to and review of the Project.
- (k) **Attorney Fees.** In the event a lawsuit is instituted regarding this Declaration, the prevailing party in any dispute arising under this Declaration shall, to the extent permitted by law, be entitled to recover from the other its reasonable attorney fees and all costs and disbursements incurred at trial and on appeal. Notwithstanding any other provision in this Declaration or incorporated documents, reasonable fees shall not exceed the rate charged OHCS by its attorneys. Qualified Tenants and other third-party beneficiaries hereunder may not recover attorney fees from OHCS and OHCS may not recover attorney fees hereunder from Qualified Tenants or other third-party beneficiaries.
- (l) **Venue: Consent to Jurisdiction.** Any claim, action, suit or proceeding (collectively, "Claim") between OHCS and Owner related to this Declaration shall be conducted exclusively within the Circuit Court of Marion County, Oregon (unless Oregon law requires that it be brought and conducted in the circuit court where the real property is located) or, if necessary, the United States District Court for the District of Oregon. In no event shall this provision or any other provision in this Declaration be construed as a waiver by the State of Oregon of any form of defense or immunity, whether it is sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the Constitution of the United States or otherwise, from any Claim or from the jurisdiction of any court. OWNER, BY EXECUTION OF THIS DECLARATION, HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF SAID COURTS.
- (m) **Owner Status.**
- (1) **Independent Contractor.** Owner will perform all obligations under this Declaration and will timely satisfy all Declaration Requirements as an independent contractor. Owner is not an officer, employee or agent of the State, as those terms are used in ORS 30.265, with respect to performance under this Declaration.
- (2) **Owner Responsible for Insurance Coverage.** Owner agrees that insurance coverage, whether purchased or by self-insurance, for Owner's agents, employees, officers and/or subcontractors is the sole responsibility of Owner.
- (3) **Non-federal Employment Certification.** Owner certifies that it is not employed by or contracting with the federal government for performance covered by this Declaration.
- (4) **Good Standing Certification.** Owner certifies to the best of its knowledge and belief that neither the Owner nor any of its principals, officers, directors or employees:

- (A) Is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any state or federal department or agency;
 - (B) Has within a three-year period preceding this Declaration been convicted of or had a civil judgment rendered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract related to a public transaction; violation of federal or state antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;
 - (C) Is presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in subsection (d)(2); and
 - (D) Has within a three-year period preceding this Declaration had one or more public transactions (federal, state or local) terminated for cause or default.
- (n) **Captions.** The captions or headings in this Declaration are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this Declaration.
- (o) **Merger Clause; Order of Precedence.** This Declaration, including incorporated documents and any exhibits, schedules, appendices and attachments hereto (which are by this reference incorporated herein), constitutes the entire agreement between the parties on the subject matter hereof. Owner hereby acknowledges that the Application, Reservation, and REUA survive the execution and delivery of this Declaration and the Allocation. In the event of any inconsistencies between the body of the Declaration, the Application, the Reservation, the REUA, the Allocation, and any of the attachments to the Declaration, the following is the descending order of precedence in which the various provisions are to be interpreted: the Allocation, the Declaration without any attachments or any incorporations, the REUA without any attachments or any incorporations, the Regulatory Agreement as to Project Management, the Reservation, the Application, the Property Description, any other attachments. No modification or amendment of this Declaration will bind either party unless in writing and signed by both parties (and the necessary approvals obtained), and no waiver or consent will be effective unless signed by the party against whom such waiver or consent is asserted. Such waiver or consent, if given, will be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements or representations, oral or written, not specified herein regarding this Declaration.
- (p) **No Limitations on Actions of OHCS in Exercise of Its Governmental Powers.** Nothing in this Declaration is intended, nor will it be construed, to in any way limit the actions of OHCS in the exercise of its governmental powers. It is the express intention of the parties hereto that OHCS will retain the full right and ability to exercise its governmental powers with respect to the Owner, the Credit, the Project, this Declaration, the REUA, any Regulatory Agreement as to Project Management, and the transactions contemplated by this Declaration and applicable Declaration Requirements to the same extent as if it were not a party to this Declaration or the transactions contemplated hereby, and in no event will OHCS have any liability in contract arising under this

Declaration, the REUA , Application, the Reservation, the Allocation, the Declaration Requirements, or otherwise by virtue of any exercise of its governmental powers.

- (q) **Construction.** The parties to this Declaration acknowledge that each party and its counsel have participated in the drafting and revision of this Declaration. Accordingly, the parties agree that any rule of construction to the effect that ambiguities are to be resolved against the drafting party will not apply in the interpretation of this Declaration or any amendment, modification, supplementation or restatement of the foregoing or of any exhibit to this Declaration.
- (r) **Third Party Beneficiaries; Limitation.**
 - (1) **Modification of Declaration and Restrictive Covenants.** Third-party beneficiaries under this Declaration are limited to those persons qualified under the Declaration Requirements to be occupants of the Project. The rights of such third parties are restricted to enforcement of the terms of the Declaration as contemplated in this Declaration. Notwithstanding such third-party beneficiary rights, OHCS may, with the written consent of the Owner, waive, modify or release any and all terms of this Declaration, including the Declaration and the restrictive covenants and equitable servitudes arising thereunder, at its sole discretion. Additionally, OHCS may waive, modify or release any and all terms of the Declaration and the restrictive covenants and equitable servitudes arising thereunder at its sole discretion without the consent of the Owner should the Project be removed from the LIHTC program. Third-party beneficiary rights are limited to the terms of the Declaration as contemplated in this Declaration, as the Declaration or Declaration may from time to time be so waived, modified or released by OHCS.
 - (2) **No Third-Party Claims Against OHCS.** Third-party beneficiaries under this Declaration shall have no claim, cause of action or other right of recourse against OHCS with respect to any action or lack of action taken by OHCS with respect to this Declaration, Credit, the REUA, the Declaration Requirements, or the Project, arising from their rights under this Declaration, the REUA, or the other Declaration Requirements.
- (s) **Assignment; Successors and Assigns.** Except as expressly permitted herein, Owner shall not assign or otherwise transfer any interest in this Declaration or in Owner (other than leases for the residential units in the Project) without the prior written consent of OHCS. Any attempted assignment or transfer in violation of this provision shall be null and void. The provisions of this Declaration shall be binding upon and shall run to the benefit of the parties to this Declaration and their respective successors and permitted assigns.

SECTION 13 – ADDITIONAL CERTIFICATIONS AND SIGNATURE OF OWNER'S AUTHORIZED REPRESENTATIVE.

THIS DECLARATION MUST BE SIGNED IN INK BY AN AUTHORIZED REPRESENTATIVE OF OWNER.

The undersigned certifies under penalty of perjury both individually and on behalf of Owner that:

(a) The undersigned is a duly authorized representative of Owner, has been authorized by Owner to make all representations, attestations, and certifications contained in this Declaration and to execute this Declaration on behalf of Owner.

(b) To the best of the undersigned's knowledge, Owner has not discriminated against and will not discriminate against minority, women or emerging small business enterprises certified under ORS 200.055 in obtaining any required subcontracts.

(c) Owner and Owner's employees and agents are not included on the list titled "**Specially Designated Nationals and Blocked Persons**" maintained by the Office of Foreign Assets Control of the United States Department of the Treasury and currently found at:

<https://www.treasury.gov/resource-center/sanctions/SDN-List/Pages/default.aspx>

(d) Owner is bound by and will comply with all requirements, terms and conditions contained in this Agreement.

(e) Owner further certifies to having a formal statement of nondiscrimination in employment policy.

[Signature Pages Follow]

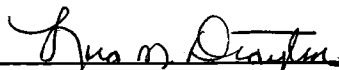
IN WITNESS WHEREOF, the Owner has caused this Declaration to be signed by its duly authorized representatives, as of the day and year first written above.

OWNER:

Sky Meadows, LLC
an: Oregon limited liability company
TIN: 61-1798990

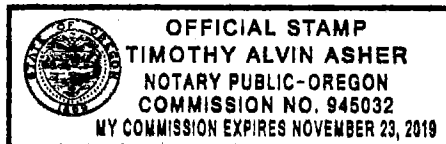
By: LDA-Sky Meadows Development, LLC
its managing member


By: Luckenbill-Drayton & Associates, LLC
its manager

By: 
Lisa M. Drayton, Manager

STATE OF OREGON)
 : ss
County of Deschutes

The foregoing instrument was acknowledged before me this 22nd day of April, 2019,
by **Lisa M. Drayton, Manager of Luckenbill-Drayton & Associates, LLC**, as Manager of **LDA-Sky Meadows, LLC as Managing Member of Sky Meadows, LLC an Oregon limited liability company**,
who executed the foregoing instrument on behalf of the Owner.




NOTARY PUBLIC FOR Oregon
My Commission Expires: 11-23-2019

[The balance of this page is intentionally left blank.]

Declaration of Restrictive Covenants – 9% LIHTC
Sky Meadows – Project #3246
Signature Page

OHCS:

STATE OF OREGON, acting by and through its
Housing and Community Services Department

By:

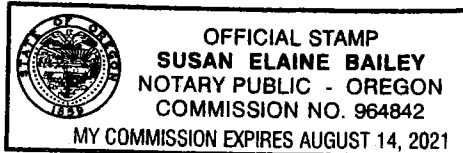
Tai Dunson-Strane
Tai Dunson-Strane, Tax Credit Manager
Multifamily Housing Finance Section

STATE OF OREGON)

: ss

County of Marion)

The foregoing instrument was acknowledged before me this 4th day of April, 2019 by Tai Dunson-Strane, who is the Tax Credit Manager of the Multifamily Housing Finance Section for and on behalf of OHCS.



Susan Elaine Bailey
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-14-21

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EXHIBIT A
[Property Description]

Parcel 1

The North half of Lots 7 and 8, Block 59, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2

A portion of Lots 7 and 8 in Block 54, of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 8, Block 54, Nichols addition to the City of Klamath Falls, Oregon, and running thence Southwesterly along Lincoln Street, a distance of 87 feet; thence Southeasterly parallel with 8th street a distance of 60 feet; thence Northeasterly parallel with Lincoln street a distance of 87 feet; thence Northwesterly along 8th street a distance of 60 feet to the place of beginning; being the Northwesterly 60 feet of the Northeasterly 22 feet of Lot 7, and the Northwesterly 60 feet of Lot 8 in Block 54, Nichols Addition to the City of Klamath Falls, Oregon.

Parcel 3

Parcel 1 of Land Partition 2-17 Replat of Parcel 2 of Land Partition 8-00, situated in SE1/4 NE1/4 Section 14, Township 39 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and recorded May 8, 2017 as Instrument No. 2017-004773, Klamath County Records.

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