

1

THIRD SUPPLEMENTAL DECLARATION OF UNIT OWNERSHIP
ANNEXING SUBSTAGE D OF PHASE I
TO
ON THE GREEN CONDOMINIUM
An Oregon Condominium

Pursuant to the Act as defined in Section 1.1.1 of the Declaration of Unit Ownership for Substage A of Phase I and Covenants, Conditions, Restrictions and Reservations and Bylaws for On The Green Condominium, an Oregon Condominium, recorded on December 21, 1978, in Washington County as Fee Number 78055703 ("Original Declaration"), and for the purpose of submitting the real property hereinafter described to the provisions of said Act and Original Declaration, the undersigned, being sole owner of said property, makes the following Supplemental Declaration. By acceptance of a conveyance, contract for sale, lease, rental agreement or any form of security agreement or instrument, or any privileges of use or enjoyment, respecting the property or any Unit as defined in Section 1.1.15 of the Original Declaration in the horizontal property regime created by the Original Declaration, the Supplemental Declarations recorded in Washington County and described in Exhibit A attached hereto, this Supplemental Declaration, and the supplemental declaration(s), if any, executed hereafter in connection with any annexation pursuant to Section 20.2 of the Original Declaration (the "Declarations"), it is agreed that the Declarations, together with the Plat and Plans referred to therein, state covenants, conditions, restrictions and reservations effecting a common plan for the condominium development mutually beneficial to all the described Units, and that the covenants, conditions, restrictions and reservations and plan are binding upon the entire property and upon each such Unit as a parcel of realty, and upon its owners or possessors, and their heirs, personal representatives, successors and assigns, through all successive transfers of all or part of the property or any security interests therein, without requirement of further specific reference or inclusion in deeds, contracts or security instruments and regardless of any subsequent forfeiture, foreclosures or sales of Units under security instruments. The Declarations shall apply to the hereinafter-described property and the Declarations (other than this Supplemental Declaration) are incorporated in this Supplemental Declaration by this reference, the same as if set forth herein, except as modified by the following provisions:

ARTICLE 1

INTERPRETATION

For purposes of this Supplemental Declaration, the terms used herein shall have the definitions set forth in Article 1 of the Original Declaration, unless the context clearly requires otherwise.

ARTICLE 2

DESCRIPTION OF LAND

The land on which the buildings and improvements provided for in this Supplemental Declaration are located is described in Exhibit B attached hereto.

ARTICLE 3

DESCRIPTION OF UNITS, LOCATION,
AREA AND NUMBER OF ROOMS

Each building is identified and shown on the Plat filed in conjunction herewith. Each Unit is identified by a letter and/or number. The exact location of each Unit is shown in the Plans filed in conjunction herewith and is described in Exhibit C attached hereto. Each Unit is described by Unit number, kind and number of rooms and total square feet of floor area in Exhibit D attached hereto.

ARTICLE 4

DESCRIPTION OF COMMON AREAS AND FACILITIES; CERTAIN
ITEMS MAY BE MADE OWNER'S RESPONSIBILITY

4.1 Common Areas

Except as otherwise specifically reserved, assigned or limited by the provisions of Article 5, the common areas and facilities ("Common Areas") consist of the following:

4.1.1 The land described in Exhibit B.
4.1.2 The roof, foundations, columns, girders, studding, joists, beams, supports, main walls (excluding only nonbearing interior partitions of Units) and all other structural parts of the buildings, to the Interior Surfaces of the Units' perimeter walls, floors, ceilings, windows and doors; that is, to the boundaries of the Units, and any replacements thereto.

4.1.3 Installations of central services, such as power, light, hot and cold water, heating, pipes, conduits and wires, wherever they may be located, whether in partitions or otherwise; tanks, pumps, motors, fans, compressors, ducts; and in general all apparatus and installations existing for common use.

4.1.4 The driving areas which provide access to the Limited Common Areas as defined in Article 5 hereof for parking and any guest parking or other parking areas not assigned to Units.

4.1.5 The yards, gardens, landscaped areas and walkways which surround and provide access to the buildings or are used for recreational purposes.

4.1.6 The storage areas not assigned to Units, stairways and stairs and entrances and exits of the buildings.

4.1.7 Premises for the lodging or use of Persons in charge of, or maintaining, the property, if any.

4.1.8 All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use.

4.1.9 Certain items which could ordinarily be considered Common Areas, such as but not limited to screen doors, window screens, awnings, storm windows, planter boxes and the like, may, pursuant to decision of a majority of Unit owners and specification in the administrative rules of the Board, be designated as items to be furnished and maintained by Unit owners at their individual expense, in good order, according to standards and requirements set by the Board by rule or regulation.

ARTICLE 5

DESCRIPTION OF LIMITED COMMON AREAS; EASEMENTS FOR EXCLUSIVE USE RESERVED FOR CERTAIN UNITS

5.1 Limited Common Areas

The limited common areas and facilities ("Limited Common Areas") are reserved for the exclusive use of the owner or owners of the Unit or Units to which they are adjacent or assigned and consist of:

5.1.1 The parking space which is assigned to each Unit as more particularly shown on the Plat and Plans, the boundaries of said parking stall being defined by the Interior Surfaces of the walls, floor and striping enclosing said parking space.

5.1.2 The storage locker which is assigned to each Unit as more particularly shown on the Plat and Plans, the boundaries of said storage locker being defined by the Interior Surfaces of the top, bottom, door and sides of said storage locker.

5.1.3 The deck or patio which is adjacent to each Unit as more particularly shown on the Plat and Plans, the boundaries of said deck or patio being defined by the Interior Surfaces of the item or ground enclosing said deck or patio.

ARTICLE 6

PERCENTAGE OF UNDIVIDED INTEREST IN COMMON AREAS

The percentages of interest for each Unit are expressed in Exhibit E attached hereto. Each Unit includes all the Limited Common Areas appertaining thereto and the

EXHIBIT "A"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION

<u>Number of Supplemental Declaration</u>	<u>Date of Recording</u>	<u>Fee Number</u>
First	March 27, 1979	79011594
Second	May 18, 1979	79-19438

EXHIBIT "A"
-5-

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INDEXED
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SECTION

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EXHIBIT "B"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION

Situate in the Northwest quarter of Section 34, Township 1 South, Range 1 West, Willamette Meridian, City of Beaverton, Washington County, Oregon and being described as follows:

Beginning at a point which is N89°28'20"E a distance of 1342.52 feet and S0°04'24"W a distance of 688.21 feet from the northwest corner of said Section 34 and running thence east a distance of 272.82 feet to a point on a non-tangent 200.00 foot radius curve left; thence on said curve through a central angle of 13°25'35" (chord bears S15°38'13"E, 46.76 feet) a distance of 46.87 feet to the end thereof and the beginning of a tangent 127.00 foot radius curve left; thence on said curve through a central angle of 85°43'00" (chord bears S65°12'30"E, 172.77 feet) a distance of 190.00 feet to the end thereof; thence S71°56'00"W a distance of 217.00 feet to the beginning of a tangent 1049.50 foot radius curve left; thence on said curve through a central angle of 6°08'30" (chord bears S68°51'45"W, 112.44 feet) a distance of 112.50 feet to the end thereof and the beginning of a tangent 230.00 foot radius curve left; thence on said curve through a central angle of 54°56'13" (chord bears S38°19'23"W, 212.18 feet) a distance of 220.53 feet to a point; thence N0°04'24"E a distance of 391.78 feet to the point of beginning containing 1.66 acres more or less.

EXHIBIT "B"

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b

EXHIBIT "C"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION

<u>Unit No.</u>	<u>Building No.</u>	<u>Street Address</u>
65-17D 66-17A 67-17E 68-17C	17	S. W. Trapper Terrace
69-18D 70-18A 71-18E 72-18C	18	s. W. Trapper Terrace
73-19A 74-19M 75-19C 76-19N	19	S. W. Trapper Terrace
77-20A 78-20D 79-20C 80-20E	20	S. W. Trapper Terrace

EXHIBIT "C"

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EXHIBIT "D"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION

Unit No.*	No. Bedrooms	No. Rooms	Interior Usable Floor Area (Square Footage) (Including Interior Partitions)
			951.5
65-17D	2	6	1053.0
66-17A	2	7	1352.0
67-17E	3	9	1385.0
68-17C	2	8	
			951.5
69-18D	2	6	1053.0
70-18A	2	7	1352.0
71-18E	3	9	1385.0
72-18C	2	8	
			1053.0
73-19A	2	7	704.0
74-19M	2	5	1385.0
75-19C	2	8	976.0
76-19N	2	7	
			1053.0
77-20A	2	7	951.5
78-20D	2	6	1385.0
79-20C	2	8	1352.0
80-20E	3	9	

* The letter component of the Unit number indicates the floor plan layout as shown on the building plans.

EXHIBIT "D"

EXHIBIT "E"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION

<u>Unit</u>	<u>Percentage of Interest in Common Areas at Completion of Substage D of Phase I</u>
65-17D	.0125
66-17A	.0125
67-17E	.0125
68-17C	.0125
69-18D	.0125
70-18A	.0125
71-18E	.0125
72-18C	.0125
73-19A	.0125
74-19M	.0125
75-19C	.0125
76-19N	.0125
77-20A	.0125
78-20D	.0125
79-20C	.0125
80-20E	.0125

EXHIBIT "E"
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RECORDED
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EXHIBIT "F"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION

<u>Unit**</u>	<u>Percentage of Interest in Common Areas at Completion of Phase I*</u>	<u>Percentage of Interest in Common Areas at Completion of Phase II*</u>	<u>Percentage of Interest in Common Areas at Completion of Phase III*</u>
1-1A	.0076	.0047	.0028
2-1M	.0076	.0047	.0028
3-1C	.0076	.0047	.0028
4-1N	.0076	.0047	.0028
5-2D	.0076	.0047	.0028
6-2A	.0076	.0047	.0028
7-2E	.0076	.0047	.0028
8-2C	.0076	.0047	.0028
9-3D	.0076	.0047	.0028
10-3A	.0076	.0047	.0028
11-3E	.0076	.0047	.0028
12-3C	.0076	.0047	.0028
13-4A	.0076	.0047	.0028
14-4D	.0076	.0047	.0028
15-4C	.0076	.0047	.0028
16-4E	.0076	.0047	.0028
17-5A	.0076	.0047	.0028
18-5D	.0076	.0047	.0028
19-5C	.0076	.0047	.0028
20-5E	.0076	.0047	.0028
21-6D	.0076	.0047	.0028
22-6A	.0076	.0047	.0028
23-6E	.0076	.0047	.0028
24-6C	.0076	.0047	.0028
25-7A	.0076	.0047	.0028
26-7M	.0076	.0047	.0028
27-7C	.0076	.0047	.0028
28-7N	.0076	.0047	.0028
29-8D	.0076	.0047	.0028
30-8A	.0076	.0047	.0028
31-8E	.0076	.0047	.0028
32-8C	.0076	.0047	.0028

EXHIBIT "F"

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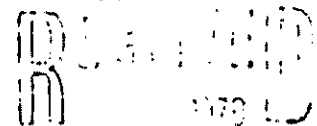


EXHIBIT "F"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION
(Continued)

<u>Units*</u>	<u>Percentage of Interest in Common Areas at Completion of Phase I*</u>	<u>Percentage of Interest in Common Areas at Completion of Phase II*</u>	<u>Percentage of Interest in Common Areas at Completion of Phase III*</u>
33-9D	.0076	.0047	.0028
34-9A	.0076	.0047	.0028
35-9E	.0076	.0047	.0028
36-9C	.0076	.0047	.0028
37-10D	.0076	.0047	.0028
38-10A	.0076	.0047	.0028
39-10E	.0076	.0047	.0028
40-10C	.0076	.0047	.0028
41-11M	.0076	.0047	.0028
42-11A	.0076	.0047	.0028
43-11N	.0076	.0047	.0028
44-11C	.0076	.0047	.0028
45-12M	.0076	.0047	.0028
46-12A	.0076	.0047	.0028
47-12N	.0076	.0047	.0028
48-12C	.0076	.0047	.0028
49-13A	.0076	.0047	.0028
50-13D	.0076	.0047	.0028
51-13C	.0076	.0047	.0028
52-13E	.0076	.0047	.0028
53-14M	.0076	.0047	.0028
54-14A	.0076	.0047	.0028
55-14N	.0076	.0047	.0028
56-14C	.0076	.0047	.0028
57-15A	.0076	.0047	.0028
58-15D	.0076	.0047	.0028
59-15C	.0076	.0047	.0028
60-15E	.0076	.0047	.0028
61-16A	.0076	.0047	.0028
62-16D	.0076	.0047	.0028
63-16C	.0076	.0047	.0028
64-16E	.0076	.0047	.0028

EXHIBIT "F"
(Continued)

EXHIBIT "F"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION
(Continued)

<u>Unit**</u>	<u>Percentage of Interest in Common Areas at Completion of Phase I*</u>	<u>Percentage of Interest in Common Areas at Completion of Phase II*</u>	<u>Percentage of Interest in Common Areas at Completion of Phase III*</u>
65-17D	.0076	.0047	.0028
66-17A	.0076	.0047	.0028
67-17E	.0076	.0047	.0028
68-17C	.0076	.0047	.0028
69-18D	.0076	.0047	.0028
70-18A	.0076	.0047	.0028
71-18E	.0076	.0047	.0028
72-18C	.0076	.0047	.0028
73-19A	.0076	.0047	.0028
74-19M	.0076	.0047	.0028
75-19C	.0076	.0047	.0028
76-19N	.0076	.0047	.0028
77-20A	.0076	.0047	.0028
78-20D	.0076	.0047	.0028
79-20C	.0076	.0047	.0028
80-20E	.0076	.0047	.0028

*Declarant has the right to develop Phases I, II and III, respectively, in Substages. In such event, at the completion of each Substage, each Unit will have an equal percentage of interest in Common Areas computed by dividing into one the total number of Units then subject to the Declaration. For example, the percentage of interest in Common Areas at Completion of Substages D, E, F and G, respectively, of Phase I are shown on page 12. **Units described include those in Substages A, B, C and D, respectively, of Phase I, as described in Exhibit G to the Original Declaration.

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EXHIBIT "F"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION
(Continued)

Percentage of Interest
in Common Areas
at Completion of
Substages under
Phase I

<u>Unit*</u>	<u>Substage</u> <u>D</u>	<u>Substage</u> <u>E</u>	<u>Substage</u> <u>F</u>	<u>Substage</u> <u>G</u>
1-1A	.0125	.0100	.0086	.0076
2-1M	.0125	.0100	.0086	.0076
3-1C	.0125	.0100	.0086	.0076
4-1N	.0125	.0100	.0086	.0076
5-2D	.0125	.0100	.0086	.0076
6-2A	.0125	.0100	.0086	.0076
7-2E	.0125	.0100	.0086	.0076
8-2C	.0125	.0100	.0086	.0076
9-3D	.0125	.0100	.0086	.0076
10-3A	.0125	.0100	.0086	.0076
11-3E	.0125	.0100	.0086	.0076
12-3C	.0125	.0100	.0086	.0076
13-4A	.0125	.0100	.0086	.0076
14-4D	.0125	.0100	.0086	.0076
15-4C	.0125	.0100	.0086	.0076
16-4E	.0125	.0100	.0086	.0076
17-5A	.0125	.0100	.0086	.0076
18-5D	.0125	.0100	.0086	.0076
19-5C	.0125	.0100	.0086	.0076
20-5E	.0125	.0100	.0086	.0076
21-6D	.0125	.0100	.0086	.0076
22-6A	.0125	.0100	.0086	.0076
23-6E	.0125	.0100	.0086	.0076
24-6C	.0125	.0100	.0086	.0076

EXHIBIT "F"
(Continued)

EXHIBIT "F"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION
(Continued)

<u>Unit</u> **	<u>Substage</u> D	<u>Substage</u> E	<u>Substage</u> F	<u>Substage</u> G
25-7A	.0125	.0100	.0086	.0076
26-7M	.0125	.0100	.0086	.0076
27-7C	.0125	.0100	.0086	.0076
28-7N	.0125	.0100	.0086	.0076
29-8D	.0125	.0100	.0086	.0076
30-8A	.0125	.0100	.0086	.0076
31-8E	.0125	.0100	.0086	.0076
32-8C	.0125	.0100	.0086	.0076
33-9D	.0125	.0100	.0086	.0076
34-9A	.0125	.0100	.0086	.0076
35-9E	.0125	.0100	.0086	.0076
36-9C	.0125	.0100	.0086	.0076
37-10D	.0125	.0100	.0086	.0076
38-10A	.0125	.0100	.0086	.0076
39-10E	.0125	.0100	.0086	.0076
40-10C	.0125	.0100	.0086	.0076
41-11M	.0125	.0100	.0086	.0076
42-11A	.0125	.0100	.0086	.0076
43-11N	.0125	.0100	.0086	.0076
44-11C	.0125	.0100	.0086	.0076
45-12M	.0125	.0100	.0086	.0076
46-12A	.0125	.0100	.0086	.0076
47-12N	.0125	.0100	.0086	.0076
48-12C	.0125	.0100	.0086	.0076
49-13A	.0125	.0100	.0086	.0076
50-13D	.0125	.0100	.0086	.0076
51-13C	.0125	.0100	.0086	.0076
52-13E	.0125	.0100	.0086	.0076
53-14M	.0125	.0100	.0086	.0076
54-14A	.0125	.0100	.0086	.0076
55-14N	.0125	.0100	.0086	.0076
56-14C	.0125	.0100	.0086	.0076

EXHIBIT "F"
(Continued)

EXHIBIT "F"

TO

ON THE GREEN CONDOMINIUM
THIRD SUPPLEMENTAL DECLARATION
(Continued)

<u>Unit**</u>	<u>Substage</u> D	<u>Substage</u> E	<u>Substage</u> F	<u>Substage</u> G
57-15A	.0125	.0100	.0086	.0076
58-15D	.0125	.0100	.0086	.0076
59-15C	.0125	.0100	.0086	.0076
60-15E	.0125	.0100	.0086	.0076
61-16A	.0125	.0100	.0086	.0076
62-16D	.0125	.0100	.0086	.0076
63-16C	.0125	.0100	.0086	.0076
64-16E	.0125	.0100	.0086	.0076
65-17D	.0125	.0100	.0086	.0076
66-17A	.0125	.0100	.0086	.0076
67-17E	.0125	.0100	.0086	.0076
68-17C	.0125	.0100	.0086	.0076
69-18D	.0125	.0100	.0086	.0076
70-18A	.0125	.0100	.0086	.0076
71-18E	.0125	.0100	.0086	.0076
72-18C	.0125	.0100	.0086	.0076
73-19A	.0125	.0100	.0086	.0076
74-19M	.0125	.0100	.0086	.0076
75-19C	.0125	.0100	.0086	.0076
76-19N	.0125	.0100	.0086	.0076
77-20A	.0125	.0100	.0086	.0076
78-20D	.0125	.0100	.0086	.0076
79-20C	.0125	.0100	.0086	.0076
80-20E	.0125	.0100	.0086	.0076

EXHIBIT "F"
(Continued)



**Department of Commerce
Real Estate Division**

APPROVAL OF
SUPPLEMENTAL DECLARATION

THE UNDERSIGNED, pursuant to ORS 91.518, as Real Estate
Commissioner of the State of Oregon, hereby approves the
Third Supplemental Declaration of Unit Ownership for

ON THE GREEN CONDOMINIUM, SUBSTAGE D OF PHASE I

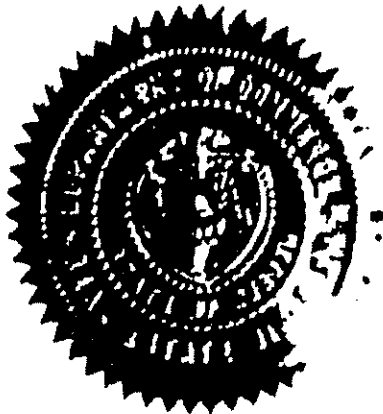
In Washington County, Oregon.

IN TESTIMONY WHEREOF, I have hereunto
set my hand and affixed hereto the
seal of the Real Estate Division of
the Department of Commerce of the
State of Oregon this

19th day of June, 1979.

WILLIAM F. GWINN
Real Estate Commissioner

BY Barbara Kanz
Barbara Kanz, Manager
Condominium Program



STATE OF OREGON
County of Washington

} *deeds*
SS

I, Roger Thomassen, Director of Records and Elections and Ex-Office Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county

4800
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ROGER THOMASSEN, Director of Records & Elections

Rba -

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