

SUPPLEMENTAL DECLARATION

This Supplemental Declaration is made this 11th day of July 2023 to those certain Covenants, Conditions and Restrictions of Park Springs Subdivision Phase 1 (the “**CC&Rs**”), recorded on May 15, 2023, as DOC# B22/00082, records of the County of Baker, State of Oregon.
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Recitals

A. The CC&Rs were made by 1099, LLC, an Idaho limited liability company, as Declarant (the “**Original Declarant**”).

B. Pride, L.L.C., an Idaho limited liability company (hereinafter the “**Declarant**”) is the successor in interest to, and the holder of rights of the Original Declarant.

C. Declarant is the owner of that certain real property in Baker County, State of Oregon, more particularly described as follows:

Lots 5-28 in Block 1 of Park Springs Subdivision Phase 2, according to the official plat thereof filed in the records of Baker County, Oregon, as SD# 2023-001, on the 20th day of July 2023.

The above-described real property is hereinafter referred to as “**Annexed Property**”.

D. Pursuant to Article 10: Annexation of the CC&Rs, Declarant may submit, per the terms of the CC&Rs, Annexed Property by recording a Supplemental Declaration.

ARTICLE 1: Annexed Property.

1.1 Annexed Property. The Declarant declares that the Annexed Property described above is made subject to the CC&Rs and that the CC&Rs shall run with the title to the Annexed Property, and the CC&Rs shall be binding upon the future owners of any portion of the Annexed Property, their respective heirs, successors, successors in title, and assigns.

1.2 Townhome Lots. Each of the lots in the Annexed Property shall be Townhome Lots as defined in the CC&Rs and as shown on the plat of Park Spring Subdivision Phase 2.

1.3 Townhomes. Townhomes shall include any single Townhome built on a Townhome Lot that is part of a Townhome Building.

1.4 Townhome Buildings. Townhome Buildings shall mean a single structure that is composed of one or more Townhomes constructed on one or more Townhome Lots.

1.5 Non-Annexed Property. All portions of Park Springs Subdivision Phase 2 that are not designated as Townhome Lots, including without limitation the two common areas designated on the Phase 2 plat as “Common Area N Side ROW” and “Common Area S Side ROW” (the “**Undeveloped Parcels**”), together with Park Springs Ave. dedicated public right-of-way within

the City of Baker, are not subject to this Supplemental Declaration. The two parcels designated Common Area may be annexed through a future Supplemental Declaration or further developed. The Association shall be responsible for the maintenance of all lawns or other landscaping material installed on the Undeveloped Parcels, including irrigation system maintenance for any portions of the Undeveloped Parcels that are included in the pressurized irrigation system of the Park Springs Subdivision. The Association shall maintain any original landscaping installed on the Undeveloped Parcels or any additional landscaping that is permitted by the Association. Maintenance by the Association of lawn areas or other landscaped areas on the Undeveloped Parcels shall continue until such time as the Undeveloped Parcels are further developed, or otherwise made subject to a Supplemental Declaration.

IN WITNESS WHEREOF, the Declarant has set its hand and seal as of the date and year first above written.

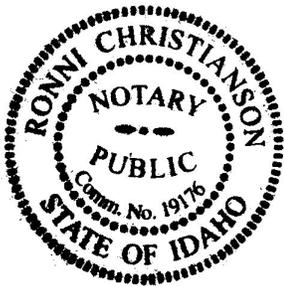
PRIDE, L.L.C.

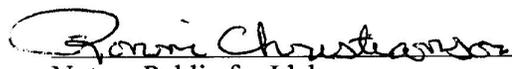
By 
Brian F. McColl, its Authorized Agent

STATE OF IDAHO,)
 :ss.
County of Ada.)

On this 11th day of July 2023, before me, the undersigned, a notary public in and for said state, personally appeared Brian F. McColl, known and identified to me to be the Authorized Agent of Pride, L.L.C., that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for Idaho
Residing at Bowen, Idaho
Commission Expires: 7-15-2028

B23 29 0249

STATE OF OREGON }
COUNTY OF BAKER }
I CERTIFY THAT THIS
INSTRUMENT WAS RECEIVED
AND RECORDED IN THE BOOK
OF RECORDS OF SAID COUNTY

STEFANIE KIRBY, BAKER CO. Clerk

BY *Karen Phillips* DEPUTY

DOC#: B23290247

7/20/2023 10:15 AM

REFUND: .00 96.00