

**ARTICLES OF INCORPORATION  
OF  
THE SUNRIVER OWNERS ASSOCIATION**

The undersigned natural persons of more than 21 years of age, acting as incorporators under the Oregon Nonprofit Corporation Law, adopt the following Articles of Incorporation:

**ARTICLE I**

The name of this corporation is **THE SUNRIVER OWNERS ASSOCIATION** (hereinafter call the "Association") and its duration shall be perpetual.

**ARTICLE II  
PURPOSES**

The purposes for which the Association is organized are to provide for the management, maintenance, protection, and preservation of Sunriver, a real estate development located in Deschutes County, Oregon, and to promote the health, safety, welfare and other general benefit of its members, not for profit, but for the mutual advantages to be derived therefrom, as contemplated in the Plan of Sunriver, recorded on June 20, 1963, in Volume 159 of the Records of deeds of Deschutes County, Oregon, at Page 198, as the same may be subsequently amended and supplemented by instruments of record (hereinafter call the "Plan of Sunriver"). The definitions contained in the Plan of Sunriver are hereby adopted by reference.

**ARTICLE III**

(a) The Association shall at any time and from time to time accept any responsibilities of Sunriver Properties, Inc. (hereinafter call "Developer") contained in the Plan of Sunriver which Developer may delegate to the Association, provided that Developer shall provide funds from the maintenance fund to the Association necessary to enable it to carry out the responsibilities which it assumes. The Association shall accept title to the private ways, common areas, limited common areas, leased scenic areas and semi-public recreational or service areas within Sunriver, provided the Association and Developer mutually agree to such conveyance to the Association.

(b) The Association shall exercise and perform all of the following powers and obligations:

(i) The powers and obligations delegated, conveyed or otherwise assigned to the Association by Developer;

[www.sunriverowners.org](http://www.sunriverowners.org) > Home > Components > News > News ▼

## Coronavirus Updates | News & Notices | Sunriver Owners ...

Feb 28, 2020 - The Sunriver community does not have immunity from the COVID-19 coronavirus. With the rapid progression we are seeing in Oregon and the ...

[www.sunriverowners.org](http://www.sunriverowners.org) ▼

### Sunriver Owners Association | Home

Sunriver Owners Association is not-for-profit governing body for the community of Sunriver, OR.

[www.expedia.com](http://www.expedia.com) > ... > Oregon > Bend Hotels ▼

### Sanctuary at Sunriver, River Front Luxury Resort in Bend, OR ...

★★★★★ Rating: 5 - 3 reviews

Popular attractions Spring River and Sunriver Resort Golf Course are located ... Please be aware of any coronavirus (COVID-19) travel advisories and review ...

Is this property pet-friendly? ▼

What time is check-in at this property? ▼



## Tournament Ln

Sunriver, OR 97707

arrivednow.com › 11-Tournament-Sunriver-Vacation-Home ▼

### 11 Tournament | Sunriver Oregon Vacation Rental Home ...

Offering a floor plan that allows for multiple families to share the same home without walking all over each other, the **11 Tournament** home sleeps 14, plus four ...

Description · Availability

www.vrbo.com › ... › Oregon › Deschutes County › Sunriver ▼

### 11 Tournament - Golf Course, A/C, SHARC Passes, Hot ... - Vrbo

★★★★★ Rating: 4.7 - 60 reviews

**11 Tournament** - \$467 avg/night - Sunriver - Amenities include: Swimming pool, Internet, Air Conditioning, Hot Tub, Pets Welcome, Fireplace, TV, Satellite or ...

You've visited this page 2 times. Last visit: 7/24/18

www.trulia.com › OR › Sunriver › 97707 ▼

### 11 Tournament Ln, Sunriver, OR - 4 Bed, 4 Bath - 25 Photos ...

**11 Tournament Ln**, Sunriver, OR 97707 is a 3666 sqft, 4 bed, 4 bath home. See the estimate, review home details, and search for homes nearby.

www.sunriveroregonrental.com ▼

### 11 TOURNAMENT LANE SUNRIVER, OREGON - Home

sunriver oregon rental, **11 Tournament** sleeps 14 with a gourmet kitchen 5 bed 4 bath.

Reservations · Gallery · Amenities · Local Attractions

You've visited this page 2 times. Last visit: 7/24/18

www.redfin.com › Sunriver › 11-Tournament-Ln-97707 › home

### 11 Tournament Ln, Sunriver, OR 97707 | MLS# 201102263 ...

House located at **11 Tournament Ln**, Sunriver, OR 97707. View sales history, tax history, home value estimates, and overhead views. APN 191120DD00700

★★★★★ Rating: 4.7 - 60 reviews

**11 Tournament** - \$467 avg/night - Sunriver - Amenities include: Swimming pool, Internet, Air Conditioning, Hot Tub, Pets Welcome, Fireplace, TV, Satellite or ...

You've visited this page 2 times. Last visit: 7/24/18

[www.trulia.com](http://www.trulia.com) › OR › Sunriver › 97707 ▼

## 11 Tournament Ln, Sunriver, OR - 4 Bed, 4 Bath - 25 Photos ...

**11 Tournament Ln**, Sunriver, OR 97707 is a 3666 sqft, 4 bed, 4 bath home. See the estimate, review home details, and search for homes nearby.

[www.sunriveroregonrental.com](http://www.sunriveroregonrental.com) ▼

## 11 TOURNAMENT LANE SUNRIVER, OREGON - Home

sunriver oregon rental, **11 Tournament** sleeps 14 with a gourmet kitchen 5 bed 4 bath.

Reservations · Gallery · Amenities · Local Attractions

You've visited this page 2 times. Last visit: 7/24/18

[www.redfin.com](http://www.redfin.com) › Sunriver › 11-Tournament-Ln-97707 › home

## 11 Tournament Ln, Sunriver, OR 97707 | MLS# 201102263 ...

House located at **11 Tournament Ln**, Sunriver, OR 97707. View sales history, tax history, home value estimates, and overhead views. APN 191120DD00700.

[www.airbnb.com](http://www.airbnb.com) › United States › Oregon › Sunriver ▼

## 11 Tournament - Golf Course, A/C, SHARC Passes ... - Airbnb

**11 Tournament** - Golf Course, A/C, SHARC Passes, Hot Tub, Pool Table, Bikes. Sunriver.

Arrived User Profile. 14 guests · 5 bedrooms · 8 beds · 4 baths.

[www.tripadvisor.com](http://www.tripadvisor.com) › ... › Oregon (OR) › Central Oregon › Sunriver ▼

## 11 Tournament UPDATED 2020: 5 Bedroom House Rental in ...

... without walking all over each other, the **11 Tournament** home sleeps 14, plus four pets that are allowed with prior approval and an extra \$15 per pet/night fee!

[www.bringfido.com](http://www.bringfido.com) › ... › United States › Oregon › Sunriver ▼

## 11 Tournament Lane Pet Policy - BringFido

This 5-bedroom vacation rental in sunriver allows pets of any size for a fee of \$15 /night, plus the standard cleaning fee of \$285/stay.

SUNRIVER, Ore. (KTVZ) - In light of the dynamic, rapidly evolving COVID-19 situation in Deschutes County and around the world, Sunriver Resort, in consultation with its ownership group, said it has decided to temporarily suspend all operations - including, lodging, spa, food and beverage, conference and recreation - effective immediately, through May 15.

The full statement on the resort's website goes on to say:

The health and well-being of our guests, employees and community has always been our priority. As we've been in contact with local health officials for guidance, and in response to the CDC and White House's latest recommendation to avoid discretionary travel and social gatherings in groups of more than 10 people, we've concluded that this decision is prudent at this time.

This was not an easy decision, nor was it made lightly.

This situation has presented rapidly changing new information from public health officials that we have quickly responded to and will continue to monitor new developments.

We ask that you support and join us in slowing the spread of COVID-19 by avoiding discretionary travel and practicing social distancing. With the immediate suspension of operations through May 15, we will accept no new bookings for this time period, and will be canceling all bookings between March 17 and May 15.

For those who have reservations with us between now and May 15, please contact our guest services team for information about changing or cancelling a reservation at 541-639-4442.

Minimal staffing will be sustained through this shutdown for ongoing guest communication and to ensure Resort facilities are maintained and secure.

As more information continues to become available and we can reassess our operations, we will be sure to keep you updated. We appreciate your continued support and understanding. We will get through this together.

Wishing you and your family good health,

Tom O'Shea, Managing DirectorSunriver Resort

Central Oregon / Deschutes County / Money / News / Top Stories



# Some Sunriver homeowners worried about out-of-town renters due to COVID-19

*Say tourists should not be allowed to rent homes until it is safe*

SUNRIVER, Ore. (KTVZ) -- Popular tourist destinations in Central Oregon have felt the impact of the novel coronavirus. Sunriver Village appeared to be a 'ghost town' Tuesday due to concerns about the coronavirus. Most shops were closed.

Instead of a lit neon 'open' sign, doors were plastered with signs informing people of the coronavirus and reminding people to cover their mouths when they cough.

[Sunriver Resort announced Tuesday](#) it will be closed at least until May 15.

Despite the closures, tourists are still visiting the resort community from out of state.

Eliana Baptist and Elizabeth Wood told NewsChannel 21 they are visiting from Florida.

"My friends invited me to come with them around six months ago, so we've been planning to come here and ski, because it was my first time," Baptist said. "I've never seen this much snow before!"

Wood said her family tries to visit Central Oregon to ski at Mount Bachelor at least once a year. She said they arrived in Central Oregon on Saturday.

"We're staying in our own house, we have our own rental car, and we're not really having much contact with other people, so it's not like we're going to be possibly sick," Wood said.

Wood and Baptist said they plan on flying back to Florida this weekend, but they are not yet sure whether their flight will be canceled or delayed.

However, some Sunriver residents said they want rental companies to stop the influx of vacation home renters, until the novel coronavirus subsides.

"Sunriver has a rental home program, which is a minority part of the community," said Doug Hoschek, a long-time homeowner and the creator of outdoor recreation textiles. "Right now, during spring break, without the virus, it would be between 1,000 to 3,000 people a day."

Hoschek said the large number of tourists coming to Sunriver to rent vacation homes could expose the community to the virus, especially because many of the residents are older adults and are more susceptible to contracting COVID-19.



year. She said they arrived in Central Oregon on Saturday.

"We're staying in our own house, we have our own rental car, and we're not really having much contact with other people, so it's not like we're going to be possibly sick," Wood said.

Wood and Baptist said they plan on flying back to Florida this weekend, but they are not yet sure whether their flight will be canceled or delayed.

However, some Sunriver residents said they want rental companies to stop the influx of vacation home renters, until the novel coronavirus subsides.

"Sunriver has a rental home program, which is a minority part of the community," said Doug Hoschek, a long-time homeowner and the creator of outdoor recreation textiles. "Right now, during spring break, without the virus, it would be between 1,000 to 3,000 people a day."

Hoschek said the large number of tourists coming to Sunriver to rent vacation homes could expose the community to the virus, especially because many of the residents are older adults and are more susceptible to contracting COVID-19.

"We in Sunriver are not a senior citizen community of disabled people," Hoschek said. "We own beautiful homes, we bike, we golf and we ski. We do everything under the sun -- but most of all, we want to stay healthy."

Hoschek said companies like Airbnb and VRBO should not be allowing people to rent vacation homes during the coronavirus outbreak.

"When you can get online and become a property manager, without a license, and send people here you've never met and leave the keys under the mat, this is not the way we want to live," Hoschek said.

Homeowners are not the only ones expressing concern about renters in Central Oregon amid the coronavirus outbreak.

Sharon Sparrow of Sisters cleans houses for a living. She said she's changed her cleaning procedures and canceled some appointments with clients because of the virus.

"I start out with a conversation before I come into the house," Sparrow said. "I ask them, 'How are you feeling? Has anyone been sick?'"

I also ask that people be very respectful of the people  
I've you."

1031 Exchange Properties

Use our free search tool to find your next investment property.

OPEN

# COMMENTS

6 Comments

**Martha says:**

March 17, 2020 at 9:04 pm

Mr. Hoschek would also like to cut down most of the trees in Sunriver and has demanded the HOA clear all underbrush to prevent a forest fire. Maybe Mr. Hoschek should move back to the valley where there are fewer pine trees, more concrete and asphalt and less chance of vacationers infecting him.

[Log in to Reply](#)

**barneygetshiswish says:**

March 17, 2020 at 9:06 pm

"Hoschek said companies like Airbnb and VRBO should not be allowing people to rent vacation homes during the coronavirus outbreak."

Sorry- but I don't see the connection here. How does renting a home to some unknown individual-somehow increase the probability for the Wuhan Virus ? I wonder what this guy thinks about people carrying the HIV virus. Would he demand a blood sample before allowing someone to rent ?

Damn Sunriver- that's messed up !

[Log in to Reply](#)



His choice. He cannot  
show if you don't





[Log in to Reply](#)

**WhoIsJohnGault says:**

March 17, 2020 at 11:04 pm

Agree with you on this. Mr. H chose to live in a city that is high rental. His choice. He cannot change the culture of the entire city despite his loud voice. Don't move there if you don't want to deal with renters and all that comes with it!

[Log in to Reply](#)

**glutenghost says:**

March 17, 2020 at 9:25 pm

You mean home owners who have made "a living" off of ripping people off who visit Central Oregon for years are now suddenly without their disposable income? Oh, so sorry for your misfortune, maybe it's time to sell your home and take your act back to California? Too bad, so sad

[Log in to Reply](#)

**Mike338 says:**

March 17, 2020 at 9:59 pm

"We in Sunriver are not a senior citizen community of disabled people," Hoschek said. "We own beautiful homes, we bike, we golf and we ski. We do everything under the sun — but most of all, we want to stay healthy."

This snobby elitist attitude is exactly why I can't stand Scum River and the beautiful people that live there...

[Log in to Reply](#)