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14-27-351-016

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12/14/2001 02:02 PM 48.00
Book - 8541 Pa - 2729-2736
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: RDJ, DEPUTY - WI 8 P.
BY: RDJ, Deputy

DECLARATION OF ANNEXATION NO. 1

TO DECLARATION FOR

THE TOWNS AT HUNTER VILLAGE

AN EXPANDABLE CONDOMINIUM PROJECT

THIS DECLARATION OF ANNEXATION is made and executed this 14 day of DECEMBER 2001, by McARTHUR HUNTER TOWNS, L.C., a Utah limited liability company (the "Declarant"), pursuant to the provisions of the Utah Condominium Ownership Act (the "Act").

RECITALS

A. On the 14 day of DECEMBER 2001, the Declaration for The Towns at Hunter Village, an expandable condominium project (the "Declaration") was recorded in the office of the Salt Lake County Recorder, in Book 8541, at Pages 2676 through 2727, and as Entry Number 8091485, by the Declarant.

B. In Article III of the Declaration, the Declarant reserved the right, by its unilateral action, on one or more occasions, to expand the condominium project by filing a Declaration of Annexation describing that portion of the property described in Exhibit "E" attached to the Declaration that is being added to the condominium project by such Declaration of Annexation.

NOW, THEREFORE, the Declarant, pursuant to the provisions contained in Article III of the Declaration, hereby declares its intention to add additional property to the condominium project, to be governed by and subject to the Declaration in every respect as if such additional property were part of the property comprising Phases 1 and 2 as described in Exhibit "A" to the Declaration.

1. Effective on the date upon which this Declaration of Annexation is recorded in the office of the Salt Lake County Recorder, the property described in Exhibit "I" attached to hereto and incorporated herein by this reference, is added to the condominium project as Phase 3, subject to the provisions contained in the Declaration which shall govern the development, improvement, use and enjoyment of such additional property.

2. Exhibit "D" to the Declaration is hereby amended, so that the Units in Phases 1, 2 and 3 of the Project shall carry the Par Values and Percentage Interests shown in Exhibit "II" attached hereto and incorporated herein by this reference as of the effective date of this Declaration of Annexation.

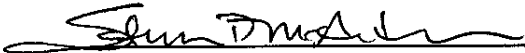
3. The survey map for said Phase 3, evidencing the Declarant's intent to create an additional phase for condominiums in the Project, is attached hereto as Exhibit "III" and incorporated herein by this reference. The property comprising said Phase 3 is hereby subjected to and bound and governed by the terms, covenants and conditions of the Declaration and by the provisions of the Utah Condominium Ownership Act.

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IN WITNESS WHEREOF, the undersigned being the Declarant, has caused this instrument to be executed on the day and year first above written.

McARTHUR HUNTER TOWNS, L.C., a Utah limited liability company

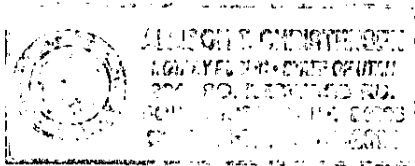
By: McARTHUR HOMES, INC., Manager



Steve D. McArthur, President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 20 day of November, 2001, personally appeared before me Steve D. McArthur, who being by me duly sworn, did say that he is the President of McArthur Homes, Inc., which is the Manager of McArthur Hunter Towns, L.C., and that said instrument was acknowledged on behalf of said McArthur Hunter Towns, L.C., by authority, and said Steve D. McArthur duly acknowledged to me that he is such President of said corporation and executed the same on behalf of McArthur Homes, Inc., as manager of McArthur Hunter Towns, L.C.




Notary Public
Residing at: South Jordan, UT

Commission expires: 10/18/04

NOTARY SEAL NOT LEGIBLE
CO RECORDER -

BK8541 PG2730

EXHIBIT I

REAL PROPERTY DESCRIPTION OF
THE TOWN AT HUNTER VILLAGE CONDOMINIUMS PHASE 3

Beginning at a point which is S89°56'56"W along the Section Line, 180.467 feet and N00°03'04"W, 63.000 feet from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence S89°56'56"W, 174.779 feet; thence N00°03'04"W, 3.000 feet; thence S89°56'56"W, 16.021 feet; thence N00°01'09"E, 105.659 feet; thence S89°58'51"E, 22.913 feet; thence Northeasterly 120.006 feet along the arc of a 60.000 foot radius curve to the left, (chord bears N32°43'14"E, 100.980 feet); thence N24°34'42"W, 18.780 feet; thence Northwesterly 124.773 feet along the arc of a 375.000 foot radius curve to the right, (chord bears N15°02'47"W, 124.198 feet); thence Northwesterly 57.393 feet along the arc of a 90.000 foot radius curve to the left, (chord bears N23°46'59"W, 56.425 feet); thence N47°56'54"E, 19.000 feet; thence Southeasterly 50.897 feet along the arc of a 109.000 foot radius curve to the left, (chord bears S28°40'28"E, 50.436 feet); thence N72°03'26"E, 119.143 feet; thence Southwesterly 23.562 feet along the arc of a 15.000 foot radius curve to the left, (chord bears S28°10'37"W, 21.213 feet); thence S73°10'37"W, 19.500 feet; thence S16°49'23"E, 35.000 feet; thence Southeasterly 23.562 feet along the arc of a 15.000 foot radius curve to the right, (chord bears S61°49'23"E, 21.213 feet); thence S16°49'23"E, 73.642 feet; thence Southeasterly 88.485 feet along the arc of a 371.000 foot radius curve to the left, (chord bears S23°39'20"E, 88.275 feet); thence S30°29'18"E, 90.564 feet; thence S41°03'24"W, 119.377 feet to the point of beginning.

Contains 61,775 Square Feet or. 1.42 Acres

Building 104

| | |
|---|-------------------------------|
| N | 1/24 th or 4.1667% |
| C | 1/24 th or 4.1667% |
| S | 1/24 th or 4.1667% |

EXHIBIT III

THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 3 MAP

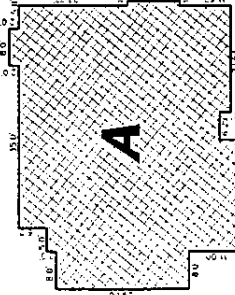
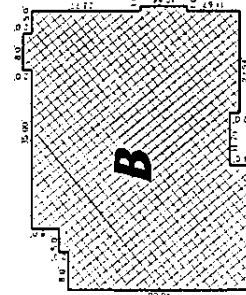
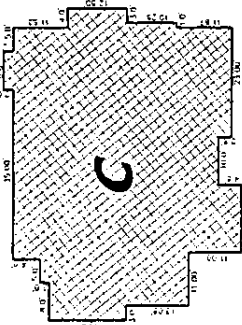
c:\myfiles\ctv\corp\mcarthur-homes.towns-dec-annex1

THE TOWNS AT HUNTER VILLAGE PHASE 3

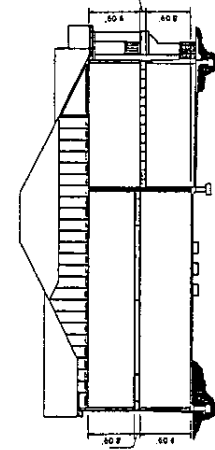
| UNIT TYPE | PLAN NAME |
|-----------|-----------|
| A-1 | WINDSOR-A |
| A-2 | WINDSOR-A |
| A-3 | LANCASTER |
| B-2 | WINDSOR-B |
| B-3 | DOVER |
| C-2 | WINDSOR-C |
| C-3 | EDINBURGH |
| C-3 | ASHBY |



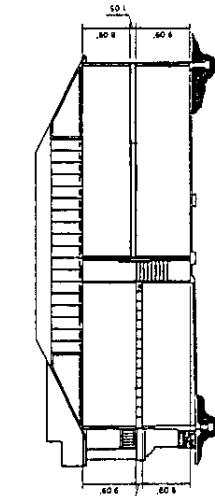
FOR FLOOR ELEVATIONS
SEE TABLES THIS SHEET



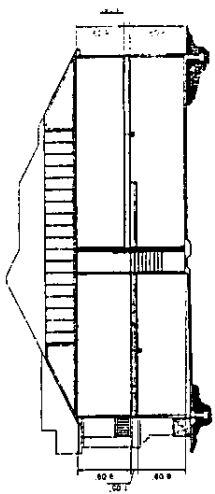
GROUND LEVEL DIMENSIONS
(NOT TO SCALE)



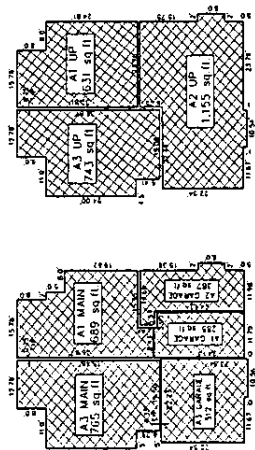
BUILDING A



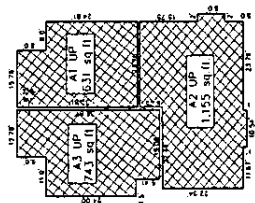
BUILDING B



BUILDING C

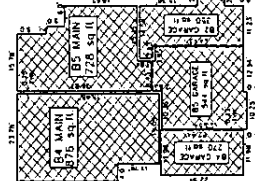


MAIN LEVEL

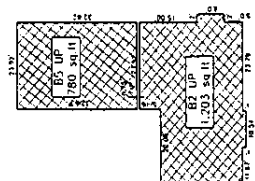


UPPER LEVEL

BUILDING A
(NOT TO SCALE)

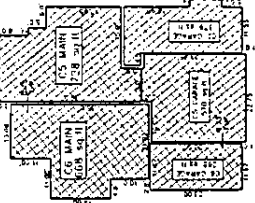


MAIN LEVEL

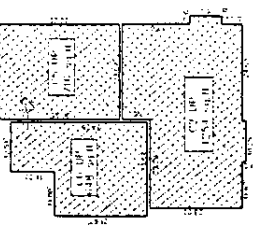


UPPER LEVEL

BUILDING B
(NOT TO SCALE)



MAIN LEVEL



UPPER LEVEL

BUILDING C
(NOT TO SCALE)

| BUILDING 101 | | |
|--------------|-----------|----------------------|
| UNIT NO. | UNIT TYPE | MAIN FLOOR ELEVATION |
| S | B-2 | 4316.74 |
| N | B-5 | 4307.60 |
| S | B-4 | 4307.60 |

| BUILDING 102 | | |
|--------------|-----------|----------------------|
| UNIT NO. | UNIT TYPE | MAIN FLOOR ELEVATION |
| S | C-5 | 4308.80 |
| C | C-2 | 4317.84 |
| N | C-6 | 4308.80 |

| BUILDING 103 | | |
|--------------|-----------|----------------------|
| UNIT NO. | UNIT TYPE | MAIN FLOOR ELEVATION |
| S | A-1 | 4319.74 |
| C | A-2 | 4319.74 |
| N | A-3 | 4309.80 |

| BUILDING 104 | | |
|--------------|-----------|----------------------|
| UNIT NO. | UNIT TYPE | MAIN FLOOR ELEVATION |
| N | B-5 | 4312.25 |
| S | B-4 | 4312.25 |

| BUILDING 103 | | |
|-------------------------|-----------------------|----------------------|
| ADDRESS | UPPER FLOOR ELEVATION | MAIN FLOOR ELEVATION |
| 3471 SOUTH BAUBURGH WAY | 4319.74 | 4319.74 |
| 3473 SOUTH BAUBURGH WAY | 4319.74 | 4319.74 |
| 3485 SOUTH BAUBURGH WAY | 4319.74 | 4309.80 |

| BUILDING 104 | | |
|-----------------------|-----------------------|----------------------|
| ADDRESS | UPPER FLOOR ELEVATION | MAIN FLOOR ELEVATION |
| 3487 SOUTH ASHBY COVE | 4321.68 | 4321.68 |
| 3489 SOUTH ASHBY COVE | 4322.08 | 4322.08 |
| 3491 SOUTH ASHBY COVE | 4322.08 | 4312.25 |



| | | | |
|-------------|----------------|-------|----------------|
| PROJECT NO. | 14-000034 | DATE | 04/11/17 |
| DESIGNED BY | PLAINE ST. KIM | SCALE | AS SHOWN |
| CHECKED BY | ANDREW ST. KIM | DATE | 04/11/17 |
| DATE | 04/11/17 | BY | ANDREW ST. KIM |
| SHEET | 2 | TOTAL | 2 |

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