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12/14/2001 02:03 PM 60.00  
Book - 8541 Pg - 2738-2745  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST VALLEY CITY  
3600 CONSTITUTION BLVD  
WVC UT 84119-3720  
BY: RDJ, DEPUTY - WT 8 P.  
By RDJ, Deputy

DECLARATION OF ANNEXATION NO. 2  
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 4, 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, 3 and 4 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 4, 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 4 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.

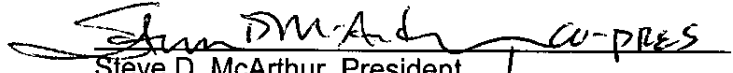
14-27-351-016

BK8541 PG2738

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 14<sup>th</sup> day of DECEMBER, 200L, 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:

Commission expires:

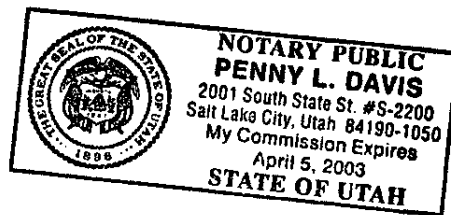


EXHIBIT I

REAL PROPERTY DESCRIPTION OF  
THE TOWN AT HUNTER VILLAGE CONDOMINIUMS PHASE 4

Beginning at a point which is S89°56'56"W along the Section Line, 371.267 feet and N00°03'04"W, 66.000 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, 15.983 feet; thence S00°03'04"E, 3.000 feet; thence S89°56'56"W, 188.866 feet; thence N00°03'04"W, 3.000 feet; thence S89°56'56"W, 32.000 feet; thence S00°03'04"E, 3.000 feet; thence S89°56'56"W, 89.442 feet; thence N00°03'04"W, 113.110 feet; thence N00°03'04"W, 110.101 feet; thence N89°56'56"E, 70.139 feet; thence S00°03'04"E, 114.237 feet; thence S89°58'51"E, 256.282 feet; thence S00°01'09"W, 105.659 feet to the point of beginning.

Contains 43,392 Square Feet or. 1.00 Acres

EXHIBIT "II"  
AMENDED OWNERSHIP INTEREST TABLE

UNIT NUMBER

Phase 1

Common Area                      None

Phase 2

Building 117

W                                      1/36<sup>th</sup> or 2.7778%  
C                                      1/36<sup>th</sup> or 2.7778%  
E                                      1/36<sup>th</sup> or 2.7778%

Building 118

W                                      1/36<sup>th</sup> or 2.7778%  
C                                      1/36<sup>th</sup> or 2.7778%  
E                                      1/36<sup>th</sup> or 2.7778%

Building 119

W                                      1/36<sup>th</sup> or 2.7778%  
C                                      1/36<sup>th</sup> or 2.7778%  
E                                      1/36<sup>th</sup> or 2.7778%

Building 120

W                                      1/36<sup>th</sup> or 2.7778%  
C                                      1/36<sup>th</sup> or 2.7778%  
E                                      1/36<sup>th</sup> or 2.7778%

Phase 3

Building 101

N                                      1/36<sup>th</sup> or 2.7778%  
C                                      1/36<sup>th</sup> or 2.7778%  
S                                      1/36<sup>th</sup> or 2.7778%

Building 102

N                                      1/36<sup>th</sup> or 2.7778%  
C                                      1/36<sup>th</sup> or 2.7778%  
S                                      1/36<sup>th</sup> or 2.7778%

Building 103

N                                      1/36<sup>th</sup> or 2.7778%  
C                                      1/36<sup>th</sup> or 2.7778%

S 1/36<sup>th</sup> or 2.7778%

Building 104

N 1/36<sup>th</sup> or 2.7778%

C 1/36<sup>th</sup> or 2.7778%

S 1/36<sup>th</sup> or 2.7778%

Phase 4

Building 105

N 1/36<sup>th</sup> or 2.7778%

C 1/36<sup>th</sup> or 2.7778%

S 1/36<sup>th</sup> or 2.7778%

Building 106

N 1/36<sup>th</sup> or 2.7778%

C 1/36<sup>th</sup> or 2.7778%

S 1/36<sup>th</sup> or 2.7778%

Building 107

N 1/36<sup>th</sup> or 2.7778%

C 1/36<sup>th</sup> or 2.7778%

S 1/36<sup>th</sup> or 2.7778%

Building 116

W 1/36<sup>th</sup> or 2.7778%

C 1/36<sup>th</sup> or 2.7778%

E 1/36<sup>th</sup> or 2.7778%

EXHIBIT III

THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 4 MAP

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

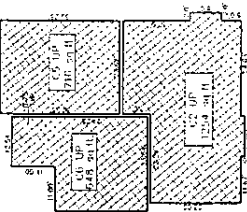
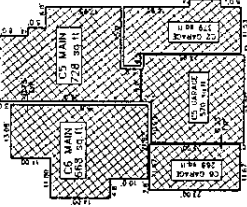
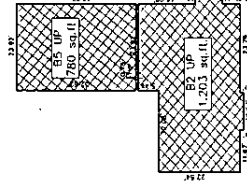
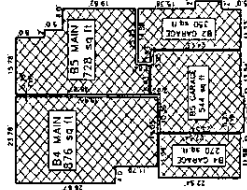
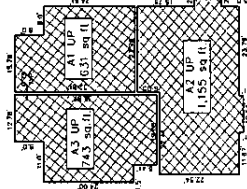
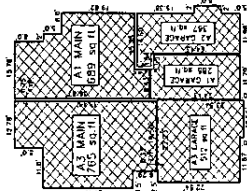
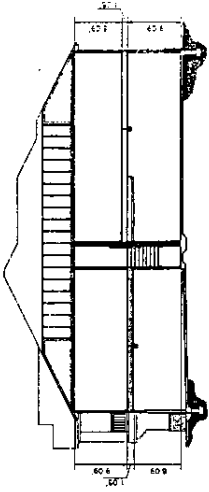
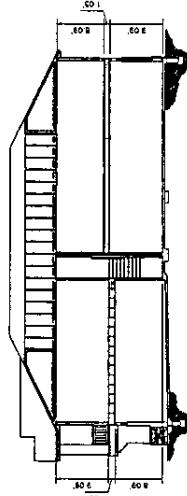
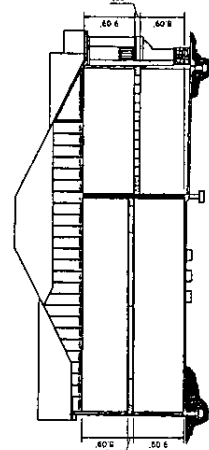
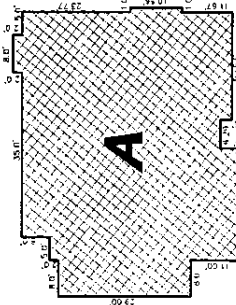
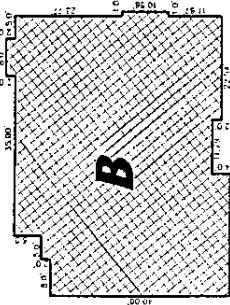
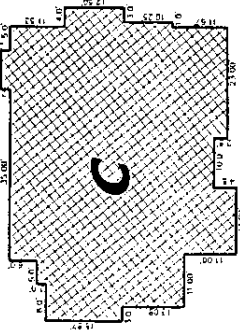


# THE TOWNS AT HUNTER VILLAGE PHASE 4

| UNIT TYPE | PLAN NAME |
|-----------|-----------|
| A-1       | BAIRNORCH |
| A-2       | WINDSOR-A |
| A-3       | LANCASTER |
| B-2       | WINDSOR-B |
| B-4       | DOVER     |
| B-5       | ASHBY     |
| C-2       | WINDSOR-C |
| C-4       | EDINBURGH |
| C-5       | ASHBY     |



FOR FLOOR ELEVATIONS  
SEE TABLES THIS SHEET



**BUILDING DIMENSIONS**  
(NOT TO SCALE)

**BUILDING A**  
(NOT TO SCALE)

**BUILDING B**  
(NOT TO SCALE)

**BUILDING C**  
(NOT TO SCALE)

**BUILDING 105**

| UNIT NO. | UNIT TYPE | MAIN FLOOR ELEVATION | UPPER FLOOR ELEVATION | ADDRESS               |
|----------|-----------|----------------------|-----------------------|-----------------------|
| S        | C-5       | 4322.69              | 4322.69               | 3488 SOUTH ASHBY COVE |
| C        | C-2       | 4321.69              | 4321.69               | 3480 SOUTH ASHBY COVE |
| N        | C-5       | 4322.55              | 4322.55               | 3486 SOUTH ASHBY COVE |

**BUILDING 107**

| UNIT NO. | UNIT TYPE | MAIN FLOOR ELEVATION | UPPER FLOOR ELEVATION | ADDRESS               |
|----------|-----------|----------------------|-----------------------|-----------------------|
| N        | A-1       | 4322.00              | 4322.14               | 3482 SOUTH LEIDS COVE |
| C        | A-2       | 4321.00              | 4321.14               | 3480 SOUTH LEIDS COVE |
| S        | A-3       | 4322.00              | 4322.14               | 3484 SOUTH LEIDS COVE |

**BUILDING 106**

| UNIT NO. | UNIT TYPE | MAIN FLOOR ELEVATION | UPPER FLOOR ELEVATION | ADDRESS               |
|----------|-----------|----------------------|-----------------------|-----------------------|
| N        | C-5       | 4321.00              | 4321.14               | 3481 SOUTH LEIDS COVE |
| C        | B-2       | 4312.00              | 4312.14               | 3483 SOUTH LEIDS COVE |
| S        | B-4       | 4312.00              | 4312.00               | 3485 SOUTH LEIDS COVE |

**BUILDING 105**

| UNIT NO. | UNIT TYPE | MAIN FLOOR ELEVATION | UPPER FLOOR ELEVATION | ADDRESS               |
|----------|-----------|----------------------|-----------------------|-----------------------|
| S        | C-5       | 4322.69              | 4322.69               | 3488 SOUTH ASHBY COVE |
| C        | C-2       | 4321.69              | 4321.69               | 3480 SOUTH ASHBY COVE |
| N        | C-5       | 4322.55              | 4322.55               | 3486 SOUTH ASHBY COVE |

**BUILDING 107**

| UNIT NO. | UNIT TYPE | MAIN FLOOR ELEVATION | UPPER FLOOR ELEVATION | ADDRESS               |
|----------|-----------|----------------------|-----------------------|-----------------------|
| N        | A-1       | 4322.00              | 4322.14               | 3482 SOUTH LEIDS COVE |
| C        | A-2       | 4321.00              | 4321.14               | 3480 SOUTH LEIDS COVE |
| S        | A-3       | 4322.00              | 4322.14               | 3484 SOUTH LEIDS COVE |

**BUILDING 106**

| UNIT NO. | UNIT TYPE | MAIN FLOOR ELEVATION | UPPER FLOOR ELEVATION | ADDRESS               |
|----------|-----------|----------------------|-----------------------|-----------------------|
| N        | C-5       | 4321.00              | 4321.14               | 3481 SOUTH LEIDS COVE |
| C        | B-2       | 4312.00              | 4312.14               | 3483 SOUTH LEIDS COVE |
| S        | B-4       | 4312.00              | 4312.00               | 3485 SOUTH LEIDS COVE |



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www.skantec.com

|             |          |      |        |
|-------------|----------|------|--------|
| PROJECT NO. | 14-00233 | DATE |        |
| EXPOSED BY  | SKANTEC  | DATE | 8/7/07 |
| FILE NAME   | PHASE 4  | NO.  | 2      |
| DESIGNED BY | SKANTEC  | NO.  | 2      |
| CHECKED BY  | SKANTEC  | NO.  | 2      |