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8660558
05/22/2003 03:11 PM 133.00
Book - 8802 Pg - 3371-3383
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: RDJ, DEPUTY - WI 13 P.

8660558

DECLARATION OF ANNEXATION NO. 8

TO DECLARATION FOR

THE TOWNS AT HUNTER VILLAGE

AN EXPANDABLE CONDOMINIUM PROJECT

THIS DECLARATION OF ANNEXATION is made and executed this 17th day of FEB 2003, 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 14th 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 Rececorp-1X, in Book 8541, beginning at Page 2676, 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 hereto and incorporated herein by this reference, is added to the condominium project as Phase 10, 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 through 10 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.

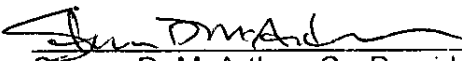
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3. The survey map for said Phase 10, evidencing the Declarant's intent to create an additional phase for condominiums in the Project, is attached hereto as Exhibit "III" and incorporated herein by this reference. The property comprising said Phase 10 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.

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

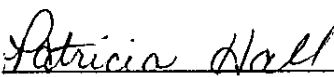
By: McARTHUR HOMES, INC., Manager


Steven D. McArthur, Co-President

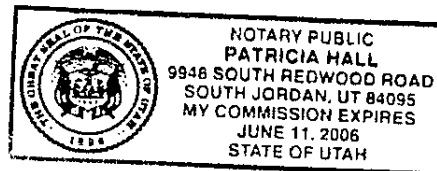
STATE OF UTAH

COUNTY OF SALT LAKE

On the 18th day of Feb, 2003, personally appeared before me Steven D. McArthur, who being by me duly sworn, did say that he is the Co-President of McArthur Homes, Inc., when 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 Steven D. McArthur duly acknowledged to me that he is such Co-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: Salt Lake County

Commission Expires: 6-11-06



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EXHIBIT I

**The Towns at Hunter Village
Phase 10 Legal Description**

*Beginning at a point which is S89°56'56"W along the Section Line, 697.56 feet and N00°03'04"W, 286.21 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, 215.33 feet; thence N00°04'15"W, 198.86 feet; thence Southeasterly 67.40 feet along the arc of a 250.00 foot radius curve to the left, (chord bears S82°12'29"E, 67.20 feet); thence S89°55'59"E, 148.74 feet; thence S00°04'40"E, 189.39 feet to the point of beginning.
Contains 41,026 Square Feet or 0.94 Acres*

14-27-376-011

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EXHIBIT "II"
AMENDED OWNERSHIP INTEREST TABLE

UNIT NUMBER

Phase 1

Common Area None

Phase 2

Building 117

W 1/99th or 1.0101%
C 1/99th or 1.0101%
E 1/99th or 1.0101%

Building 118

W 1/99th or 1.0101%
C 1/99th or 1.0101%
E 1/99th or 1.0101%

Building 119

W 1/99th or 1.0101%
C 1/99th or 1.0101%
E 1/99th or 1.0101%

Building 120

W 1/99th or 1.0101%
C 1/99th or 1.0101%
E 1/99th or 1.0101%

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Phase 3

Building 101

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 102

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 103

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 104

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Phase 4

Building 105

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 106

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 107

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 116

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Phase 5

Common Area	None
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Phase 6

Building 108

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Building 109

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Building 114

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Building 115

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Phase 7

Building 110

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 111

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 112

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 113

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Phase 8

Building 201

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 202

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Building 203

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Building 204

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Phase 9

Building 205

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Building 206

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 223

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Building 224

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Building 225

W	1/99th or 1.0101%
C	1/99th or 1.0101%
E	1/99th or 1.0101%

Phase 10

Building 219

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 220

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 221

N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

Building 222

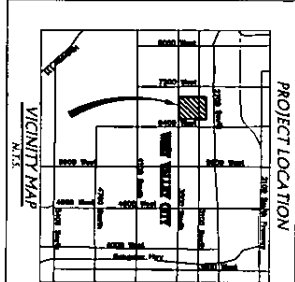
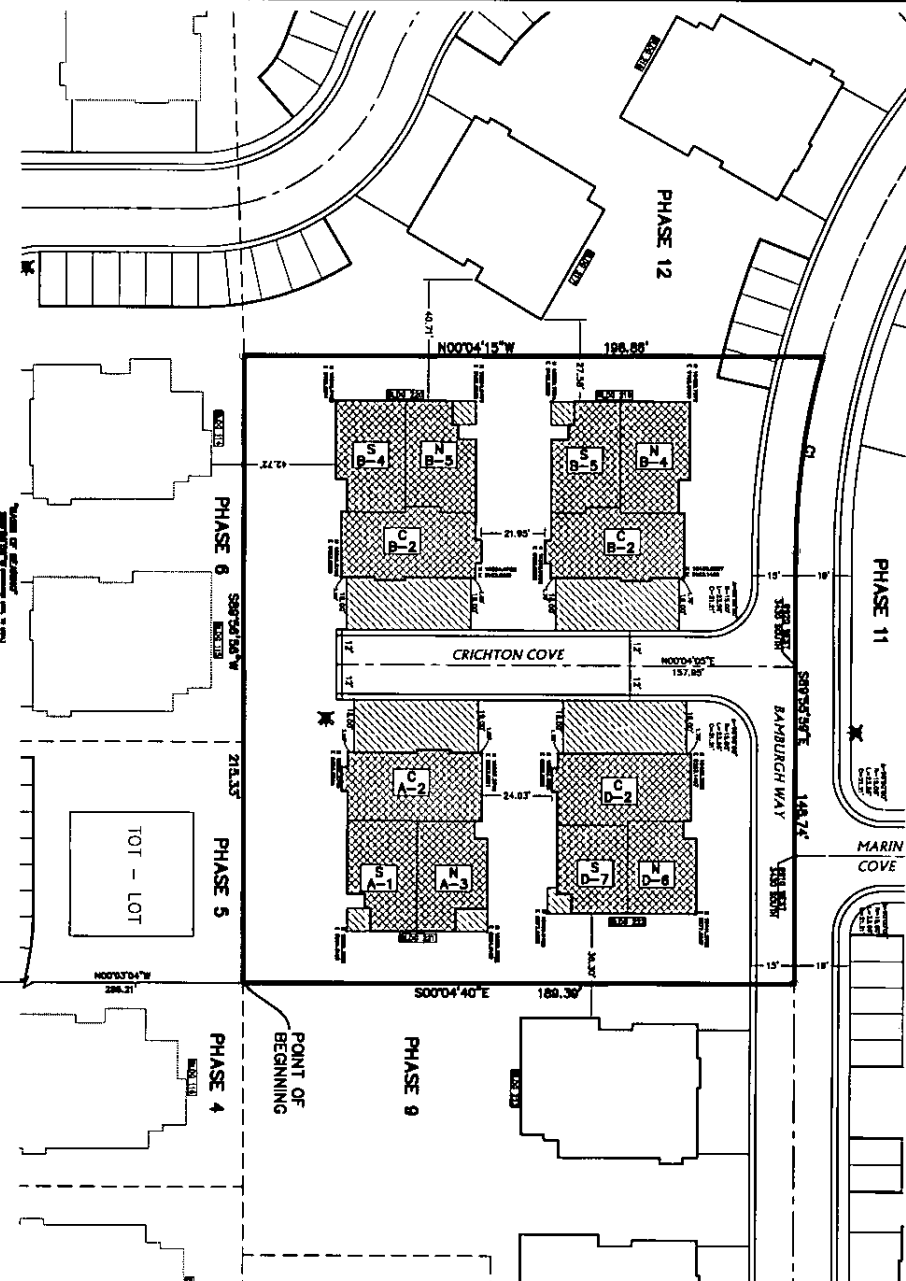
N	1/99th or 1.0101%
C	1/99th or 1.0101%
S	1/99th or 1.0101%

EXHIBIT "III"

THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 10 MAP

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THE TOWNS AT HUNTER VILLAGE PHASE 10



ALL COMMON AREAS ARE DESIGNATED AS BLANKET EASEMENTS FOR ALL PUBLIC UTILITIES

LEGEND

- Blanket Easement
- Common
- Limited Common
- Private

GRAPHIC SCALE

1" = 100'

Starbuck

Surveying & Mapping Inc.
300 S. 300 E. Ste. 200
Provo, UT 84601
Tel: 801-734-2400
Fax: 801-734-2400

APPROVED BY	DATE	APPROVED BY	DATE	APPROVED BY	DATE	APPROVED BY	DATE	APPROVED BY	DATE	APPROVED BY	DATE
PLANNING COMMISSION	APPROVED 11/11/10	PLANNING COMMISSION	APPROVED 11/11/10	BOARD OF HEALTH	APPROVED 11/11/10	BOARD OF HEALTH	APPROVED 11/11/10	WEST VALLEY CITY ENGINEER	APPROVED 11/11/10	WEST VALLEY CITY ENGINEER	APPROVED 11/11/10
WEST VALLEY CITY PLANNING COMMISSION		WEST VALLEY CITY PLANNING COMMISSION		WEST VALLEY CITY ENGINEER		WEST VALLEY CITY ENGINEER		WEST VALLEY CITY ENGINEER		WEST VALLEY CITY ENGINEER	

THE TOWNS AT HUNTER VILLAGE - PHASE 10

RECORDED & RETURNED TO COUNTY CLERK'S OFFICE FOR RECORDING

DATE: _____ TIME: _____

BY: _____ COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, L. Michael DeHess, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 126002, as prescribed by the laws of the State of Utah. I have made a survey of the tract of land shown on this plat and described below, hereafter to be known as:

THE TOWNS AT HUNTER VILLAGE - PHASE 10

BOUNDARY DESCRIPTION

Beginning at a point which is 589.55397' along the Section Line 872.56' East and N003024° E 288.21' East from the South Quarter Corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence S89.55397° E 27.40' East to the corner of the Section Line; thence S00000° E 27.40' East to the corner of the Section Line; thence S89.55397° E 148.71' East; thence S0004° 07' E 188.19' East to the Point of Beginning.

CONSENT TO RECORD

Know all men by these presents that I, the undersigned owner of the above described tract of land, heretofore to be known as:

THE TOWNS AT HUNTER VILLAGE - PHASE 10

do hereby consent to recordation of land shown on this plat, submitting the property described herein to the provisions of the Utah State Condominium Ownership Act.

In witness whereof I have hereunto set my hand this _____ day of _____ A.D. 20____

L. Michael DeHess, LC
By: Steven D. McArthur, Inc., Manager

Steven D. McArthur, Co-President
CORPORATE ACKNOWLEDGMENT

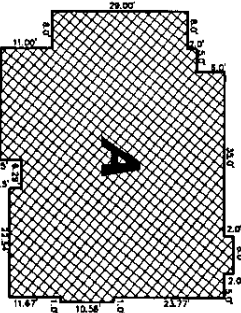
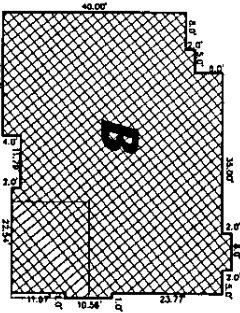
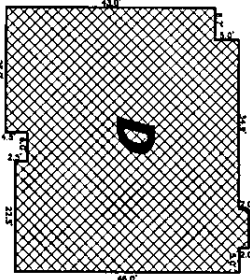
On the _____ day of _____ A.D. 20____, at _____ County of Utah } ss:
County of Salt Lake }

Steven McArthur personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, Utah, and acknowledged to me that he is the Co-President of McArthur Homes Inc., a corporation organized under the laws of the State of Utah, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and that the said corporation acknowledged to me that said Corporation intended the same.

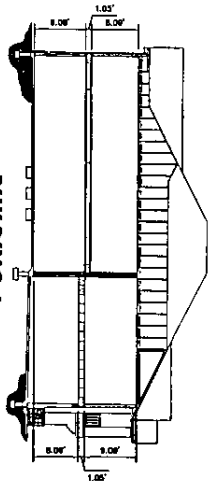
My Commission expires: _____
Residing in _____ County, Notary Public

THE TOWNS AT HUNTER VILLAGE PHASE 10

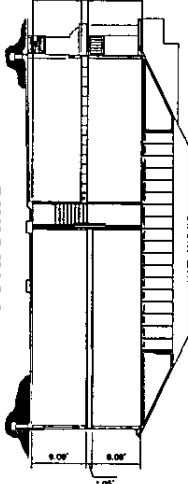
FOR FLOOR ELEVATIONS
SEE TABLES THIS SHEET



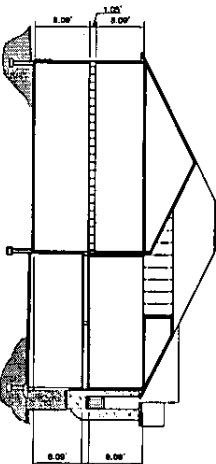
GROUND LEVEL DIMENSIONS
(NOT TO SCALE)



BUILDING A



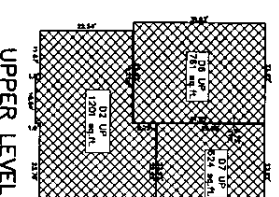
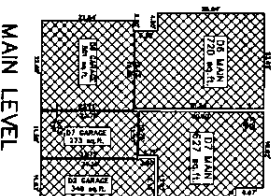
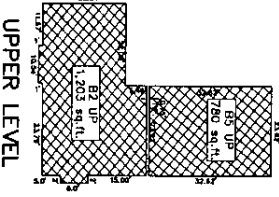
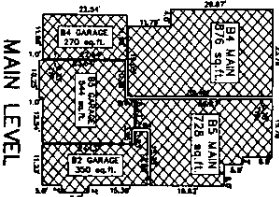
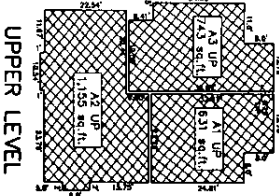
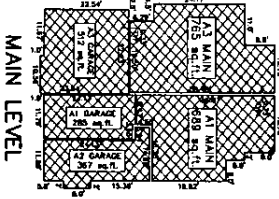
BUILDING B



BUILDING D



UNIT TYPE	PLAN NAME
A-1	BAMINGTON
A-2	WINDSOR-A
A-3	LANCASTER
B-2	WINDSOR-B
B-4	DOVER
B-5	ASHBY
D-2	WINDSOR-D
D-6	WARWICK
D-7	AMSBLET



BUILDING A
(NOT TO SCALE)

BUILDING B
(NOT TO SCALE)

BUILDING D
(NOT TO SCALE)

BUILDING 219

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4304.30	4312.44	3438 SOUTH ORCHARD COVE
N	B-5	4304.30	4313.44	3438 SOUTH ORCHARD COVE
S	B-4	4304.30		3434 SOUTH ORCHARD COVE

BUILDING 221

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
S	A-1	4305.70	4314.84	3437 SOUTH ORCHARD COVE
C	A-2	4305.70	4313.84	3438 SOUTH ORCHARD COVE
N	A-3	4305.70	4314.84	3435 SOUTH ORCHARD COVE

BUILDING 220

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4302.70	4313.84	3442 SOUTH ORCHARD COVE
N	B-5	4302.70	4314.84	3444 SOUTH ORCHARD COVE
S	B-4	4302.70		3446 SOUTH ORCHARD COVE

BUILDING 222

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
S	D-2	4304.30	4313.44	3443 SOUTH ORCHARD COVE
C	D-2	4304.30	4312.44	3441 SOUTH ORCHARD COVE
N	D-6	4304.30	4313.44	3443 SOUTH ORCHARD COVE

2 of 2

PROJECT NO.	DATE	BY	CHKD BY
1000000000	11/15/10	11/15/10	11/15/10

NO.	DATE	BY	CHKD BY
1	11/15/10	11/15/10	11/15/10

NO.	DATE	BY	CHKD BY
1	11/15/10	11/15/10	11/15/10

Shawtek

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Mesa, AZ 85204
Tel: 480.948.1000
Fax: 480.948.1001