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Book - 8802 Pg - 3433-3447
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: RDJ, DEPUTY - WI 15 P.

8660566

DECLARATION OF ANNEXATION NO.12
TO DECLARATION FOR
THE TOWNS AT HUNTER VILLAGE
AN EXPANDABLE CONDOMINIUM PROJECT

THIS DECLARATION OF ANNEXATION is made and executed this 18th day of Feb 2002, 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 Recorder, 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 14, 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 14 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.

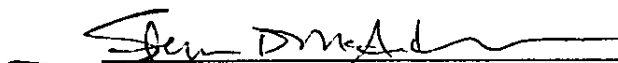
BK 8802 PG 3433

3. The survey map for said Phase 14, 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 14 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

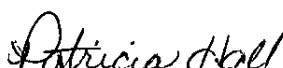


Steven D. McArthur, Co-President

STATE OF UTAH

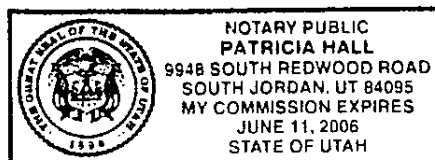
COUNTY OF SALT LAKE

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 14 Legal Description**

*Beginning at a point which is S89°56'56"W along the Section Line, 1158.97 feet and N00°03'04"W, 256.05 feet from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence N75°41'00"W, 125.10 feet; thence North, 43.91 feet; thence N75°41'00"W, 61.92 feet; thence N04°09'37"W, 4.50 feet; thence N75°41'00"W, 12.15 feet; thence N00°00'01"E, 108.09 feet; thence S89°43'55"E, 77.89 feet; thence S00°00'51"W, 116.00 feet; thence East, 115.47 feet; thence S00°00'51"W, 89.38 feet to the point of beginning.
Contains 18,340 Square Feet or 0.42 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	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 118

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 119

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 120

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Phase 3

Building 101

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 102

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 103

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 104

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Phase 4

Building 105

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 106

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 107

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 116

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Phase 5

Common Area	None
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Phase 6

Building 108

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 109

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 114

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 115

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Phase 7

Building 110

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 111

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 112

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 113

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Phase 8

Building 201

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 202

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 203

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 204

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Phase 9

Building 205

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 206

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 223

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 224

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 225

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Phase 10

Building 219

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 220

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 221

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 222

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Phase 11

Building 207

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 208

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 209

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 210

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Phase 12

Building 215

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 216

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 217

N	1/135th or 0.7407%
C	1/135th or 0.7407%
S	1/135th or 0.7407%

Building 218

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Phase 13

Building 211

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 212

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 213

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Building 214

W	1/135th or 0.7407%
C	1/135th or 0.7407%
E	1/135th or 0.7407%

Phase 14

Common Area	None
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EXHIBIT "III"

THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 14 MAP

