



ENT 15255:2014 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Mar 06 3:21 pm FEE 60.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

WHEN RECORDED, RETURN TO:

RICHARDS, KIMBLE & WINN, PC
c/o Curtis G. Kimble
2040 Murray Holladay Rd., Suite 106
Salt Lake City, UT 84117

**ANNEXATION AGREEMENT AND
SUPPLEMENTAL DECLARATION
OF
SWEETWATER PHASE 3**

THIS ANNEXATION AGREEMENT and SUPPLEMENTAL DECLARATION is made this 20 day of Feb, 2014, by John W. Walden as District Declarant ("District Declarant") under that certain Conditions, Covenants, Restrictions and Easements for Sweetwater Subdivision, Phase 1 Residential District, recorded October 25, 2007 as Entry No. 153144:2007, Official Records of Utah County, Utah (the "Declaration").

RECITALS

A. District Declarant is the owner of certain land in Utah County, Utah, shown on the plat map for Sweetwater Phase 3, which map is being recorded among the Recorder's Office of Utah County, Utah, Recorder's Office (the "Recorder's Office") concurrently herewith, which land is described as follows:

All Lots and Common Area, SWEETWATER PHASE 3 subdivision,
according to the official plat thereof recorded in the records of the Utah
County Recorder, Utah.

B. Pursuant to Article VI, Section 6.1 of the Declaration, District Declarant is permitted to expand the District Property by annexing part or all of the Additional Property into the District Property, as set forth and described in the Declaration for purposes of development of additional Lots and Common Areas, if any;

C. District Declarant desires to annex land into the District Property for development as Phase 3 of the District Property;

NOW THEREFORE, District Declarant hereby declares as follows:

1. Capitalized terms used in this document shall have the same meaning as those set forth and defined in the Declaration, unless otherwise defined herein.
2. The real property described in **Recital A** above which property is situated in the city of Eagle Mountain, Utah County, Utah, is hereby submitted to the provisions of the Declaration and, pursuant thereto, is hereby annexed into the District Property, as defined in the Declaration,

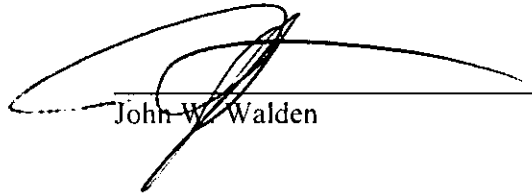
and is to be held, transferred, sold, conveyed, and occupied as a part of the District Property.

3. The Declaration shall remain unchanged and, together with this document, shall constitute the covenants, conditions and restrictions for the District Property as further expanded by the annexation of the Additional Property described herein.

4. The real property described in **Recital A** above, which property is situated in the city of Eagle Mountain, Utah County, Utah, is hereby submitted to the provisions of the Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association recorded October 29, 2009, as Entry No. 113261:2009 in the records of the Utah County Recorder, and, pursuant thereto, is hereby annexed in to the Community, as defined in said Master Declaration, (to the extent such property has not already been so submitted and annexed in) and is to be held, transferred, sold, conveyed, and occupied as a part of said Community.

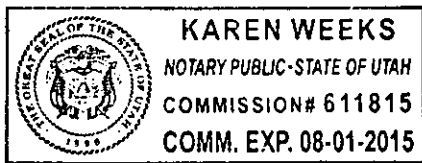
IN WITNESS WHEREOF, District Declarant has executed this instrument the day and year first set forth above.

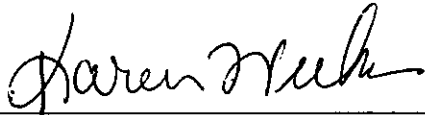
DISTRICT DECLARANT


John W. Walden

STATE OF UTAH)
)ss:
County of Utah)

This document was acknowledged before me on this 20 day of February, 2014 by John W. Walden.




Notary Public for Utah