

**DECLARATION OF ANNEXATION OF
GOLF VIEW ESTATES PHASE 1 SUBDIVISION AT COPPER ROCK
GOLF VIEW ESTATES PHASE 2 SUBDIVISION AT COPPER ROCK
NORTH SLOPE AT COPPER ROCK PHASE 1 SUBDIVISION
AND NORTH SLOPE AT COPPER ROCK PHASE 2 SUBDIVISION
OF THE COPPER ROCK GOLF COURSE COMMUNITY WITHIN
THE MASTER DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS IN THE CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH**

This Declaration of Annexation is made this 10th day of August, 2021 by Fairway Vista Estates LC, a Utah limited liability company ("**Declarant**").

RECITALS

- A. Declarant is the owner of the real property located in the City of Hurricane, Washington County, Utah, and known as Golf View Estates Phase 1 Subdivision At Copper Rock, Golf View Estates Phase 2 Subdivision At Copper Rock, North Slope At Copper Rock Phase 1 Subdivision, and North Slope At Copper Rock Phase 2 Subdivision, the subdivision plats of which were previously recorded at the Office of the Washington County Recorder (collectively, the "**Plats**").
- B. The Lots to which the Plats relate are more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "**New Lots**").

- C. Declarant previously caused to be recorded on the Office of the County recorder for Washington County on July 22, 2020 at Entry No. 20200038015, that certain Master Declaration Of Covenants, Conditions, Restrictions, And Easements for the Copper Rock Golf Course Community in the City of Hurricane, Washington County, Utah (the "CC&R's").
- D. Pursuant to the terms of the CC&R's, Additional Property which is part of the Copper Rock Golf Course Community may be subjected to the terms of the CC&R's.
- E. Declarant is now prepared to develop the New Lots and wishes to subject all such real property to the CC&R's by this Declaration of Annexation.
- F. Declarant desires by its joinder on this Declaration of Annexation that the New Lots shall be subjected to the CC&R's.
- G. All capitalized terms herein shall have the same meaning as those set forth in the CC&R's unless otherwise stated herein.

DECLARATION

Declarant hereby declares that all of the New Lots within the Plats shall be held, sold, conveyed, encumbered, leased, used, occupied and approved subject to the protective covenants, conditions, restrictions and equitable servitude set forth in the CC&R's, all of which are created for the mutual benefit of the Owners. It is the intention of the Declarant in imposing these covenants, conditions, and restrictions to protect and enhance the property values of the Lots by eliminating inconsistent uses of improvements, all for the mutual protection and benefit of the Owners. The covenants, conditions and restriction set forth on the CC&R's are intended to, and shall in all cases run with the title of the land, and be binding upon the successors, assignees, heirs, lien holders, and any other person holding any interest in the New Lots, and shall inure to the benefit of all other Lots to which the CC&Rs apply.

Notwithstanding anything in the CC&R's to the contrary, no provision of this Declaration of Annexation shall prevent Declarant from doing any of the following, in addition to such rights as may be described elsewhere in the CC&R's: (1) installation and completion of the subdivision improvements on the New Lots that is the subject of the Plats; (2) use of any New Lot as a model home, or for the placement of temporary construction or sales office; (3) installation of maintenance of signs incidental to sales or construction, which are in compliance with applicable laws, statutes, ordinances or regulations and in compliance with the CC&R's that are placed on the New Lots; (4) assignment of Declarant's rights under this Declaration of Annexation, in whole or part, to one or more persons intending to construct residential or commercial structures on the New Lots; and (5) access over any of the New Lots for the installation of subdivision improvements.

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Incorporation of CC&R's. Declarant hereby incorporates the covenants, conditions and restrictions set forth in the CC&R's as if repeated and fully set forth herein.

a. Identification of Additional Property. The New Lots are hereby identified as a portion of the "Additional Property". It is the intent of Declarant to, and Declarant does hereby subject the New Lots to all of the rights, obligations, covenants, conditions and restrictions set forth on the CC&R's as if the New Lots were originally subject to the CC&R's at the time of the recording of the Plats.

IN WITNESS WHEREOF, the undersigned, as the Declarant herein, has hereunto set his hand this 10th day of August, 2021.

FAIRWAY VISTA ESTATES LC
a Utah limited liability company

By: Kenneth C. Knudson
Kenneth C. Knudson
Manager

STATE OF UTAH)
) :ss.
COUNTY OF Salt Lake)

On August 10, 2021, Kenneth C. Knudson personally appeared before me and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same in his capacity as the Manager of Fairway Vista Estates LC.

Deanna Bath
Notary Public

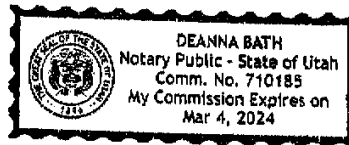


EXHIBIT "A"
Legal Description of the New Lots

All of Lots 1 through 10, inclusive, of Golf View Estates Phase 1 Subdivision At Copper Rock, according to the official plat thereof on file and of record in the Office of the Recorder of Washington County, State of Utah.

Tax Parcel Nos. H-GVE-1-1 through -10

All of Lots 11 through 36, inclusive, of Golf View Estates Phase 2 Subdivision At Copper Rock, according to the official plat thereof on file and of record in the Office of the Recorder of Washington County, State of Utah.

Tax Parcel Nos. H-GVE-2-11 through -36

All of Lots 1 through 16, inclusive, all of Lots 28 through 31, inclusive, all of Lots 35 and 36, and the Lift Station Parcel, of North Slope at Copper Rock Phase 1 Subdivision, according to the official plat thereof on file and of record in the Office of the Recorder of Washington County, State of Utah.

Tax Parcel Nos. H-CRNS-1-1 through -16, -28 through -31, -35, -36, and H-CRNS-1-LIFT

All of Lots 17 through 27, inclusive, all of Lots 32 through 34, inclusive, and all of Lots 37 through 58, inclusive, of North Slope at Copper Rock Phase 2 Subdivision, according to the official plat thereof on file and of record in the Office of the Recorder of Washington County, State of Utah.

Tax Parcel Nos. H-CRNS-2-17 through -27, -32 through -34, -37 through -58