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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/15/2012 8:14:00 AM
FEE \$25.00 Pgs: 3
DEP eCASH REC'D FOR BONNEVILLE SUPERIOR T

When Recorded, Return to:
Troy Gabler
Fieldstone Utah Investors, LLC
12896 S. Pony Express Rd. #400
Draper, Utah 84020
(801) 568-2340

To be recorded against:

Tax ID Nos. 02-226-0043 thru and including 02-226-0054
(Davis County, Utah)

DECLARATION OF ANNEXATION OF ADDITIONAL BUILDING

to

NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS, AND RESERVATION OF EASEMENTS
FOR
PINEAE VILLAGE CONDOMINIUM

This Declaration of Annexation of Additional Building (the "Declaration of Annexation") is made this 14 day of June, 2012, by Cityview Pineae 227, LLC, whose address is 12896 S. Pony Express Rd. #400, Draper, Utah 84020, referred to herein as "Declarant."

RECITALS

A. The Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village, a planned unit development, was recorded in the office of the County Recorder of Davis County, Utah on April 27, 2007 as Entry No. 2265491 in Book 4271 at Pages 392-468 of the official records (the "Master Declaration").

B. The Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium, was recorded in the office of the County Recorder of Davis County, Utah on April 27, 2007 as Entry No. 2265494 in Book 4271 at Pages 526-554 of the official records (the "Condominium Declaration").

C. The Corrected Restated and Updated Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium, was recorded in the office of the County Recorder of Davis County, Utah on April 4, 2012 as Entry No. 2653178 in Book 5493 at Pages 234-261 (the "Amendment"). Certain information in the Amendment was corrected pursuant that that certain **CORRECTION SHEET** For Corrected Restated and Updated Amendment To Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements For Pineae Village Condominium, which was recorded in the office of the County Recorder of Davis County, Utah on May 4, 2012, as Entry No. 2659519 in Book 5515 at Pages 108-111 (the Correction Sheet, which shall be referred to herein collective with the Amendment simply as the "Amendment").

D. Pursuant to paragraph 23 of the Amendment entitled "Authority to Re-Annex," Declarant reserved and was granted the right to re-annex any real estate removed from the Project (as defined in the Amendment), including Buildings 217, 306 and 307, which were set forth on Exhibit C to the Amendment.

E. Declarant herein asserts its right to re-annex Building 306 as a separate and distinct phase of this condominium project, which is more particularly described as follows ("Building 306"):

All of Units A thru L, Building 306, Lot 151-C, Pineae Village Plat III, Lots 151 A-F, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

Tax Parcel Numbers: 02-226-0043 thru and including 02-226-0054.

F. Capitalized terms not defined herein have the meanings set forth in the Master Declaration.

RE-ANNEXATION

Pursuant to the power and authority granted in the Amendment, particularly referencing paragraph 23 of the Amendment entitled "Authority to Re-Annex," Declarant hereby declares that Building 306, constituting the real property and all improvements thereon (now existing or hereafter constructed or installed) shall be subject to and become part of the Master Declaration, and Condominium Declaration (as amended, including by the Amendment), as a separate and distinct phase of the greater condominium project described in the Master Declaration and Condominium Declaration. Upon recordation of this Declaration of Annexation, Building 306 shall be held, sold, conveyed, encumbered, leased, used, occupied, and approved subject to, and in accordance with, the protective covenants, conditions, restrictions, easements, and equitable servitudes set forth in the Master Declaration and Condominium Declaration (as amended, including by the Amendment). It is the intention of the Declarant in imposing these covenants, conditions and restrictions to protect and enhance the property values and aesthetic values of Building 306 and all improvements thereon and uses thereof. The covenants, conditions and restrictions set forth in 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, assigns, heirs, lien holders, and any other person holding any interest in Building 306, and shall inure to the benefit of the Association, all other Owners, Condominium Units, and Common Areas and Facilities in the Project.

Executed on this 14 day of June, 2012.

DECLARANT:

CITYVIEW PINEAE 227, LLC


Troy Gabler, Authorized Agent

STATE OF UTAH)
 Davis :ss.
COUNTY OF ~~SALT LAKE~~)

The foregoing instrument was acknowledged before me this 14 day of June 2012, by Troy Gabler, who by me being duly sworn did say that he is the Authorized Agent of Cityview Pineae 227, LLC, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members or its Articles of Organization and Operating Agreement, and said Troy Gabler duly acknowledged to me that said Company executed the same.

SEAL:




NOTARY PUBLIC