

85/6

When Recorded, Mail To:

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ENT 85698:2006 PG 1 of 6  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Jul 06 4:43 pm FEE 85.00 BY SS  
RECORDED FOR LEHI CITY CORPORATION

DECLARATION OF ANNEXATION OF PLAT 3 OF THE GRAY  
FARMS SUBDIVISION WITHIN THE AMENDED MASTER  
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS,  
EASEMENTS, RESERVATIONS AND RESTRICTIONS FOR GRAY  
FARMS SUBDIVISION IN LEHI, UTAH COUNTY, UTAH

This Declaration of Annexation is made this 29 day of June, 2006, by Richmond American Homes of Utah, Inc., a Colorado corporation ("Richmond"), and Wentworth Development, L.L.C., a Utah limited liability company ("Wentworth").

### RECITALS

A. Wentworth is the owner of the real property located in Utah County, Utah, and known as Gray Farms Subdivision, Phase 3, as more fully described as Gray Farms Phase 3 – Townhomes; the plat of which is attached hereto ("Plat 3").

B. Richmond previously caused to be recorded in the Office of the County Recorder for Utah County on February 15, 2006 at Entry No. 18524, that certain Amended Master Declaration of Protective Covenants, Conditions, Easements, Reservations and Restrictions for Gray Farms Subdivision in Lehi, Utah County, Utah (the "CC&R's")

C. Pursuant to the terms of the CC&R's, additional property which is part of the Gray Farms subdivision, including Plat 3, may be subjected to the terms of the CC&R's.

D. Wentworth is now prepared to develop Plat 3 and wishes to subject Plat 3 to the CC&R's by this Declaration of Annexation. Richmond hereby agrees by its joinder in this Declaration of Annexation that Plat 3 may be subjected to the CC&R's.

E. All capitalized terms herein shall have the same meaning as those set forth in the CC&R's unless otherwise stated herein.

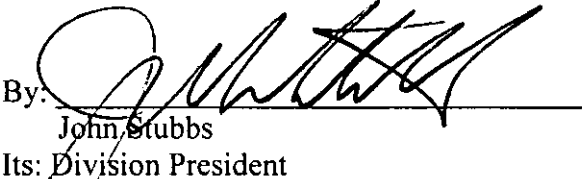
### DECLARATION

Wentworth hereby declares that all of the Lots within Plat 3 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 and aesthetic values of the Lots by eliminating inconsistent uses or improvements, all for the mutual protection and benefit of the Owners. 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 the Lots, and shall inure to the benefit of all other Lots in the Subdivision to be located on the Entire Property.

Notwithstanding anything in the CC&Rs to the contrary, no provision of this Declaration of Annexation shall prevent Wentworth 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 property or Lots owned by Wentworth in Plat 3; (2) use of any Lot in Plat 3 owned by Wentworth 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 otherwise in compliance with the CC&Rs that are placed on any Lot or property in Plat 3 owned by Wentworth; (4) assignment of Wentworth's rights under this Declaration of Annexation, in whole or in part, to one or more persons intending to construct townhomes within Plat 3 owned by




RICHMOND AMERICAN HOMES, INC.  
a Colorado corporation

By:   
John Stubbs  
Its: Division President

STATE OF UTAH            )  
                                  )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me by John Stubbs, President of Richmond American Homes of Utah, Inc. a Colorado corporation.

 NOTARY PUBLIC  
VICKY LEE PORTER  
436 East Premier Lane  
Grantsville, Utah 84029  
My Commission Expires  
February 20, 2008  
STATE OF UTAH

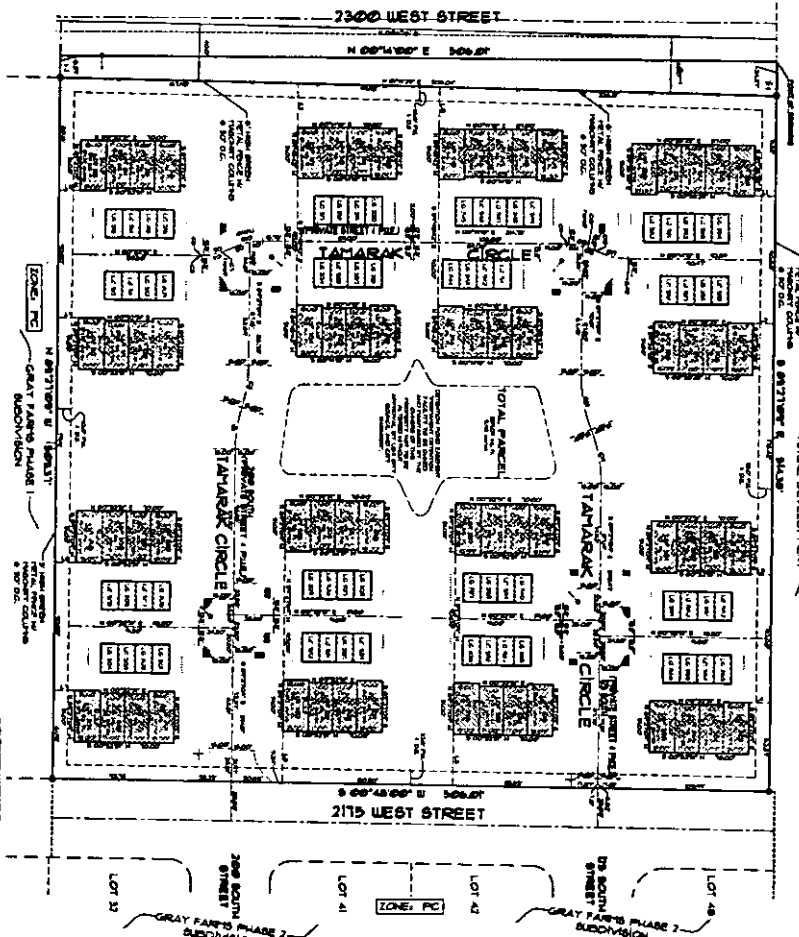
  
NOTARY PUBLIC

**GRAY FARMS PHASE 3 - TOWNHOUSES**

A PLANNED COTTAGE QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN 10E, LEHI CITY, UTAH COUNTY, UTAH

TOTAL NUMBER OF LOTS: 44

LOT AREA	31,948 SQ. FT.	732 AC.	228
APPLICABLE AREA	42,828 SQ. FT.	974 AC.	298
APPLICABLE LOT AREA	1,019,172 SQ. FT.	23,274 AC.	742
OPEN SPACE AREA	1,019,172 SQ. FT.	23,274 AC.	742
CONCRETE PAVED AREA	1,019,172 SQ. FT.	23,274 AC.	742
TOTAL UNPAVED PAVED AREA	1,019,172 SQ. FT.	23,274 AC.	742



**GENERAL NOTES:**

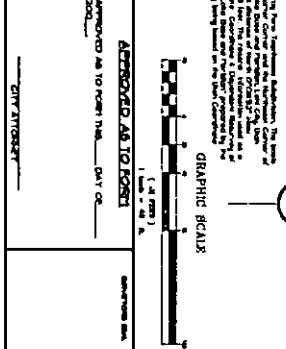
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
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10. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.

**CLUSTER TABLE**

CLUSTER	LOT NO.	AREA (SQ. FT.)	AREA (AC.)	TYPE
1	1	1,019,172	23,274	Open Space
1	2	1,019,172	23,274	Open Space
1	3	1,019,172	23,274	Open Space
1	4	1,019,172	23,274	Open Space
1	5	1,019,172	23,274	Open Space
1	6	1,019,172	23,274	Open Space
1	7	1,019,172	23,274	Open Space
1	8	1,019,172	23,274	Open Space
1	9	1,019,172	23,274	Open Space
1	10	1,019,172	23,274	Open Space

**LINE TABLE**

LINE NO.	DESCRIPTION	START POINT	END POINT	LENGTH (FEET)	BEARING
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...



**DESIGN SIGN**

APPROVED AS TO FORM AND CONTENT BY THE CITY ENGINEER

APPROVED AS TO FORM AND CONTENT BY THE CITY ENGINEER

APPROVED AS TO FORM AND CONTENT BY THE CITY ENGINEER

**ADDRESS TABLE**

LOT NO.	ADDRESS	AREA (SQ. FT.)	AREA (AC.)
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...

**PLANNING CONSIDERATION**

**DESIGN SIGN**

**DESIGN SIGN**

**DESIGN SIGN**

**DESIGN SIGN**