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12/14/2001 02:04 PM 58.00
Book - 8541 Pg - 2747-2753
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: RDJ, DEPUTY - WI 7 F.

DECLARATION OF ANNEXATION NO. 3
TO DECLARATION FOR
THE TOWNS AT HUNTER VILLAGE
AN EXPANDABLE CONDOMINIUM PROJECT

THIS DECLARATION OF ANNEXATION is made and executed this 14 day of DECEMBER, 2001, 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 14 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, at Pages 2676 through 2727, 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 to hereto and incorporated herein by this reference, is added to the condominium project as Phase 5, 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, 2, 3, 4 and 5 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.

3. The survey map for said Phase 5, 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 5 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.

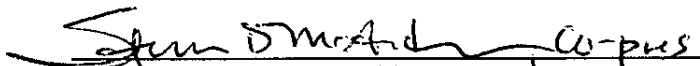
14-27-351-016, 017

BK8541 PG2747

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


Steve D. McArthur, President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 14th day of DECEMBER, 2001, personally appeared before me Steve D. McArthur, who being by me duly sworn, did say that he is the President of McArthur Homes, Inc., which 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 Steve D. McArthur duly acknowledged to me that he is such 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:

Commission expires:

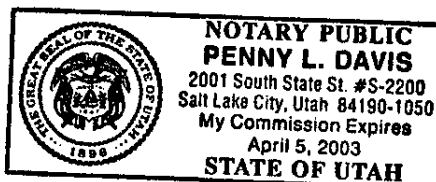


EXHIBIT I

REAL PROPERTY DESCRIPTION OF
THE TOWN AT HUNTER VILLAGE CONDOMINIUMS PHASE 5

Beginning at a point which is S89°56'56"W along the Section Line, 697.558 feet and N00°03'04"W, 176.110 feet from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence Northwesterly 24.392 feet along the arc of a 60.000 foot radius curve to the left, (chord bears N78°24'18"W, 24.224 feet); thence S89°56'56"W, 58.834 feet; thence N00°03'04"W, 105.211 feet; thence N89°56'56"E, 82.560 feet; thence S00°03'04"E, 110.101 feet to the point of beginning.

Contains 8,724 Square Feet or. 0.20 Acres

EXHIBIT "II"
AMENDED OWNERSHIP INTEREST TABLE

UNIT NUMBER

Phase 1

Common Area None

Phase 2

Building 117

W 1/36th or 2.7778%
C 1/36th or 2.7778%
E 1/36th or 2.7778%

Building 118

W 1/36th or 2.7778%
C 1/36th or 2.7778%
E 1/36th or 2.7778%

Building 119

W 1/36th or 2.7778%
C 1/36th or 2.7778%
E 1/36th or 2.7778%

Building 120

W 1/36th or 2.7778%
C 1/36th or 2.7778%
E 1/36th or 2.7778%

Phase 3

Building 101

N 1/36th or 2.7778%
C 1/36th or 2.7778%
S 1/36th or 2.7778%

Building 102

N 1/36th or 2.7778%
C 1/36th or 2.7778%
S 1/36th or 2.7778%

Building 103

N 1/36th or 2.7778%
C 1/36th or 2.7778%
S 1/36th or 2.7778%

Building 104

N	1/36 th or 2.7778%
C	1/36 th or 2.7778%
S	1/36 th or 2.7778%

Phase 4

Building 105

N	1/36 th or 2.7778%
C	1/36 th or 2.7778%
S	1/36 th or 2.7778%

Building 106

N	1/36 th or 2.7778%
C	1/36 th or 2.7778%
S	1/36 th or 2.7778%

Building 107

N	1/36 th or 2.7778%
C	1/36 th or 2.7778%
S	1/36 th or 2.7778%

Building 116

W	1/36 th or 2.7778%
C	1/36 th or 2.7778%
E	1/36 th or 2.7778%

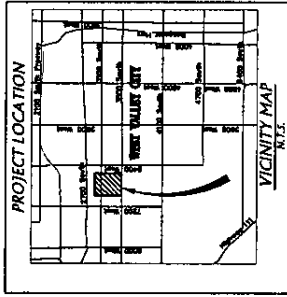
Phase 5

Common Area	None
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EXHIBIT III

THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 5 MAP

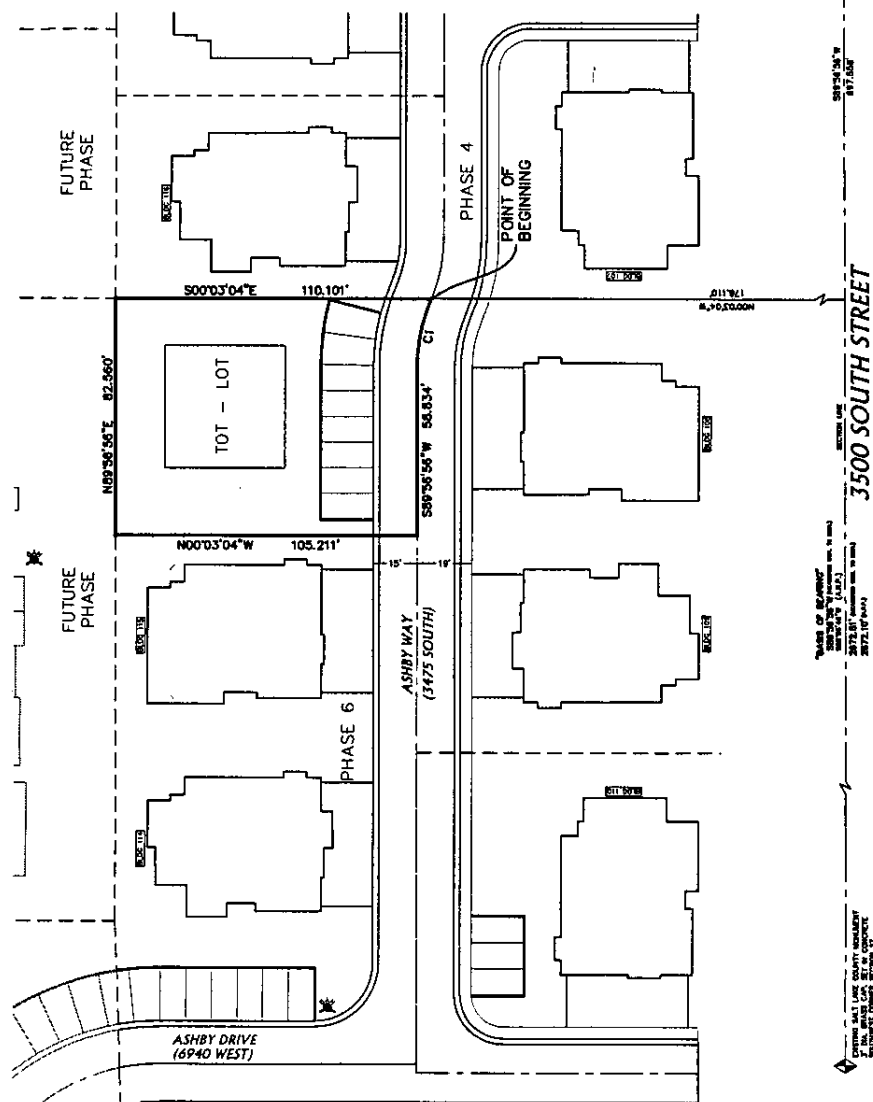
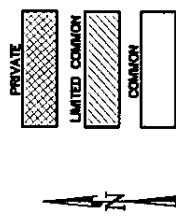
THE TOWNS AT HUNTER VILLAGE PHASE 5



- THIS MAP IS IN ACCORDANCE WITH SECTION 7-11-006 OF THE CITY OF WEST VALLEY ORDINANCES.
- THE TOTAL AREA OF THIS MAP IS 19.76 ACRES.
- THE TOTAL AREA OF THE PHASE 5 DEVELOPMENT IS 19.76 ACRES.
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ALL COMMON AREAS ARE DESIGNATED AS BLANKET EASEMENTS FOR ALL PUBLIC UTILITIES

- LEGEND
- PHASE 5 DEVELOPMENT
 - PHASE 4 DEVELOPMENT
 - PHASE 6 DEVELOPMENT
 - PHASE 7 DEVELOPMENT
 - PHASE 8 DEVELOPMENT
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 - PHASE 98 DEVELOPMENT
 - PHASE 99 DEVELOPMENT
 - PHASE 100 DEVELOPMENT



SURVEYOR'S CERTIFICATE
 I, Michael DeKass, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 174002 as prescribed by the Laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described herein, hereafter to be known as:

BOUNDARY DESCRIPTION
 Beginning of a point which is 589'35.56" along the Section Line, 69'359 feet and N00°03'04"W, 176.110 feet from the South corner of the Section Line, and running thence Northwesterly, S09°56'55"W, 110.101 feet; thence Northwesterly, N00°03'04"W, 105.211 feet; thence Northwesterly, N09°56'55"W, 82.560 feet; thence Northwesterly, N09°56'55"W, 82.560 feet; thence Northwesterly, N09°56'55"W, 82.560 feet; thence Northwesterly, N09°56'55"W, 82.560 feet to the point of beginning. Contains 2.724 Square Feet or 0.20 Acres

I, Michael DeKass
 R.L.S. No. 174002
 Date _____

CONSENT TO RECORD
 Know all men by these presents that I, the undersigned owner of the above described tract of land, hereafter to be known as:

THE TOWNS AT HUNTER VILLAGE - PHASE 5
 do hereby consent to recordation of land shown on this plat, submitting the property described herein to the provisions of the Utah State Condominium Ownership Act.
 In witness whereof I have hereunto set my hand this _____ day of _____ A.D. 20____

McArthur Hunter Towns, LC
 By: McArthur Homes, Inc. Manager

Steven D. McArthur, Co-President
CORPORATE ACKNOWLEDGMENT

State of Utah } S.S.
 County of Salt Lake }
 On the _____ day of _____ A.D. 20____

Steve McArthur personally appeared before me, the undersigned, a Notary Public in and for the State of Utah, who being duly sworn, did say to me that he is the Senior Vice President of McArthur Homes Inc., Manager of McArthur Homes at Brittany, LC, and that the foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors. I, the undersigned, a Notary Public in and for the State of Utah, did see the signatures of the said Corporation executed the same.
 My Commission expires _____ County _____ Notary Public
 Reading in _____

THE TOWNS AT HUNTER VILLAGE - PHASE 5
 PART OF THE SURVEYED QUARTER OF SECTION 37
 TOWNSHIP 34S, RANGE 10E, COUNTY OF SALT LAKE, UTAH

RECORDED
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE OFFICE OF THE COUNTY CLERK
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

PROJECT NO.	88-000238
DESIGNED BY	W. J. WALKER
DATE OF DESIGN	12/15/00
DATE OF REVISION	12/15/00
DATE OF REVISION	12/15/00
DATE OF REVISION	12/15/00

CITY ENGINEER	WEST VALLEY CITY ENGINEER
DATE	_____
CITY ENGINEER	WEST VALLEY CITY ENGINEER
DATE	_____

BOARD OF HEALTH	WEST VALLEY CITY BOARD OF HEALTH
APPROVED AS TO FORM	_____
DATE	_____
BOARD OF HEALTH	WEST VALLEY CITY BOARD OF HEALTH
DATE	_____

PLANNING COMMISSION	WEST VALLEY CITY PLANNING COMMISSION
APPROVED AS TO FORM	_____
DATE	_____
PLANNING COMMISSION	WEST VALLEY CITY PLANNING COMMISSION
DATE	_____

SEALING	WEST VALLEY CITY SEALING
DATE	_____
SEALING	WEST VALLEY CITY SEALING
DATE	_____

APPROVAL AS TO FORM
 APPROVED AS TO FORM BY _____
 DATE OF _____

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 APPROVED AS TO FORM BY _____
 DATE OF _____



Surveying by: _____
 Salt Lake City, Utah
 No. 107-250
 No. 107-250
 No. 107-250
 No. 107-250