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Book - 8802 Page - 3358-3369  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST VALLEY CITY  
3600 CONSTITUTION BLVD  
WVC UT 84119-3720  
BY: ROJ, DEPUTY - WI 12 P.

8660556

DECLARATION OF ANNEXATION NO. 7

TO DECLARATION FOR

THE TOWNS AT HUNTER VILLAGE

AN EXPANDABLE CONDOMINIUM PROJECT

THIS DECLARATION OF ANNEXATION is made and executed this 18<sup>th</sup> day of Feb 2003, 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 14th 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, beginning at Page 2676, 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 hereto and incorporated herein by this reference, is added to the condominium project as Phase 9, 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 through 9 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.

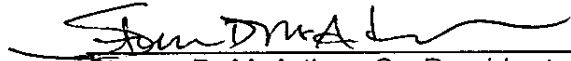
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3. The survey map for said Phase 9, evidencing the Declarant's intent to create an additional phase for condominiums in the Project, is attached hereto as Exhibit "III" and incorporated herein by this reference. The property comprising said Phase 9 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.

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

  
\_\_\_\_\_  
Steven D. McArthur, Co-President

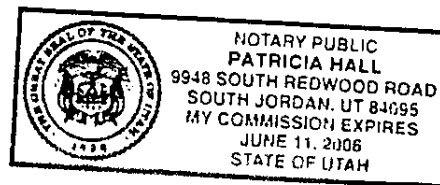
STATE OF UTAH

COUNTY OF SALT LAKE

On the 18<sup>th</sup> day of Feb, 2003, personally appeared before me Steven D. McArthur, who being by me duly sworn, did say that he is the Co-President of McArthur Homes, Inc., when 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 Steven D. McArthur duly acknowledged to me that he is such Co-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: Salt Lake County

Commission Expires: 6-11-06



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**EXHIBIT I**

**The Towns at Hunter Village  
Phase 9 Legal Description**

*Beginning at a point which is S89°56'56"W along the Section Line, 356.20 feet and N00°03'04"W, 445.25 feet from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence S47°56'54"W, 15.00 feet; thence S74°48'04"W, 86.84 feet; thence S44°56'42"W, 58.27 feet; thence S89°56'56"W, 111.97 feet; thence S00°03'04"E, 85.10 feet; thence S89°56'56"W, 93.22 feet; thence N00°04'40"W, 189.39 feet; thence N89°55'59"W, 44.43 feet; thence North, 127.85 feet; thence East, 187.20 feet; thence South, 128.07 feet; thence S89°55'55"E, 131.98 feet; thence Southeasterly 75.21 feet along the arc of a 90.00 foot radius curve to the right, (chord bears S65°59'30"E, 73.04 feet) to the point of beginning.  
Contains 60,741 Square Feet or 1.39 Acres*

14-27-376-011

**EXHIBIT "II"**  
**AMENDED OWNERSHIP INTEREST TABLE**

UNIT NUMBER

Phase 1

Common Area                      None

Phase 2

Building 117

W                                      1/87th or 1.1494%  
C                                      1/87th or 1.1494%  
E                                      1/87th or 1.1494%

Building 118

W                                      1/87th or 1.1494%  
C                                      1/87th or 1.1494%  
E                                      1/87th or 1.1494%

Building 119

W                                      1/87th or 1.1494%  
C                                      1/87th or 1.1494%  
E                                      1/87th or 1.1494%

Building 120

W                                      1/87th or 1.1494%  
C                                      1/87th or 1.1494%  
E                                      1/87th or 1.1494%

*PKS/02  
Pg. 336/1*

Phase 3

Building 101

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 102

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 103

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 104

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Phase 4

Building 105

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 106

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 107

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 116

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

Phase 5

Common Area	None
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Phase 6

Building 108

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

Building 109

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

Building 114

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

Building 115

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

Phase 7

Building 110

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 111

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 112

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 113

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Phase 8

Building 201

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 202

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

Building 203

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

Building 204

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

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Phase 9

Building 205

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

Building 206

N	1/87th or 1.1494%
C	1/87th or 1.1494%
S	1/87th or 1.1494%

Building 223

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

Building 224

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

Building 225

W	1/87th or 1.1494%
C	1/87th or 1.1494%
E	1/87th or 1.1494%

**EXHIBIT "III"**

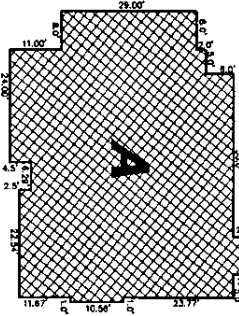
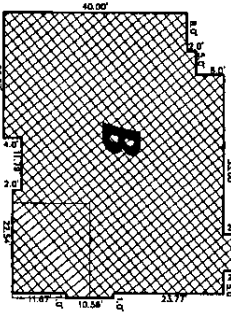
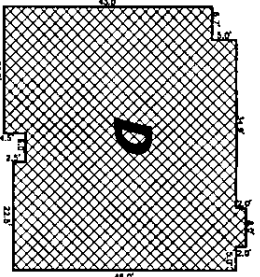
**THE TOWNS AT HUNTER VILLAGE CONDOMINIUMS PHASE 9 MAP**

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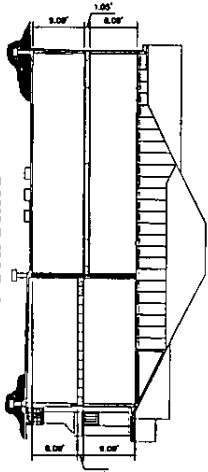


# THE TOWNS AT HUNTER VILLAGE PHASE 9

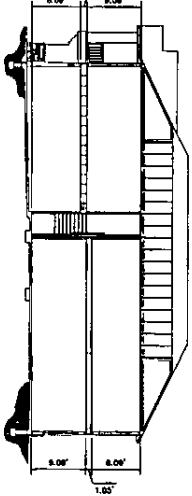
FOR FLOOR ELEVATIONS  
SEE TABLES THIS SHEET



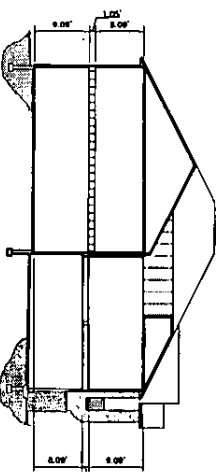
GROUND LEVEL DIMENSIONS  
(NOT TO SCALE)



BUILDING A



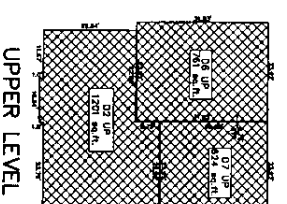
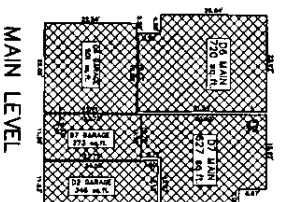
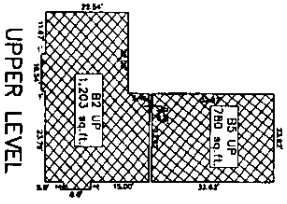
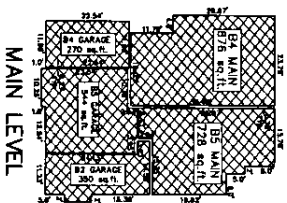
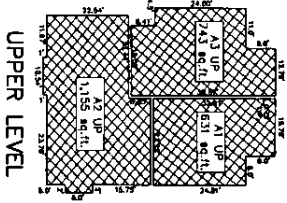
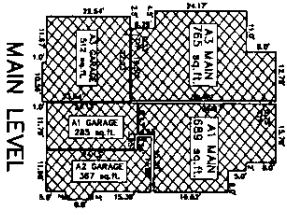
BUILDING B



BUILDING D



UNIT TYPE	PLAN NAME
A-1	BLAIRTOWN
A-2	WINDSOR-A
A-3	LANCASTER
B-1	WINDSOR-B
B-2	DOVER
B-3	ASHBY
B-4	WINDSOR-D
B-5	WARWICK
D-1	WARRICK
D-2	ASHBURY
D-3	ASHBURY
D-4	ASHBURY
D-5	ASHBURY
D-6	ASHBURY
D-7	ASHBURY



BUILDING A  
(NOT TO SCALE)

BUILDING B  
(NOT TO SCALE)

BUILDING D  
(NOT TO SCALE)

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4304.50	4312.84	6880 WEST BAMBURGH WAY
E	B-5	4304.50	4313.84	6882 WEST BAMBURGH WAY
W	B-4	4304.50		6884 WEST BAMBURGH WAY

BUILDING 205

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
M	D-7	4302.80	4312.84	3417 SOUTH WAGON COVE
L	D-2	4302.80	4311.84	3415 SOUTH WAGON COVE
S	D-8	4302.80	4312.84	3413 SOUTH WAGON COVE

BUILDING 206

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4304.00	4312.14	6883 WEST BAMBURGH WAY
E	B-5	4304.00	4313.14	6885 WEST BAMBURGH WAY
W	B-4	4304.00		6887 WEST BAMBURGH WAY

BUILDING 223

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
C	B-2	4304.40	4312.34	6881 WEST BAMBURGH WAY
E	B-5	4304.40	4313.34	6883 WEST BAMBURGH WAY
W	B-4	4304.40		6885 WEST BAMBURGH WAY

BUILDING 224

UNIT NO.	UNIT TYPE	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION	ADDRESS
W	D-8	4304.80	4313.84	6871 WEST BAMBURGH WAY
C	D-2	4304.80	4312.84	6867 WEST BAMBURGH WAY
E	D-7	4304.80	4313.84	6863 WEST BAMBURGH WAY

BUILDING 225

2  
2

PROJECT NO.	DATE	BY	CHKD BY
880224	11/20/03	WJ	WJ
DESIGNED BY	DATE	BY	CHKD BY
880224	11/20/03	WJ	WJ
CHECKED BY	DATE	BY	CHKD BY
880224	11/20/03	WJ	WJ

REVISION	BY	DATE
1	WJ	11/20/03
2	WJ	11/20/03
3	WJ	11/20/03
4	WJ	11/20/03
5	WJ	11/20/03
6	WJ	11/20/03
7	WJ	11/20/03
8	WJ	11/20/03
9	WJ	11/20/03
10	WJ	11/20/03

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