

WHEN RECORDED, MAIL TO:

Vollkommen Construction LLC
c/o Mike Miller
1824 North 230 East
Pleasant Grove, UT 84062

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1/12/2016 9:42:00 AM \$55.00
Book - 10394 Pg - 8232-8241
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 10 P.

DECLARATION OF ANNEXATION OF PHASE 2, P.U.D. (28 LOTS)

of

VILLAGES AT WESTRIDGE, A PLANNED UNIT DEVELOPMENT LOCATED IN WEST
VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

Parcel No's.	20-11-480-014, 20-11-480-015
	20-11-480-016, 20-11-480-017
	20-11-480-018, 20-11-480-019
	20-11-480-020, 20-11-480-021
	20-11-480-022, 20-11-480-023
	20-11-480-024, 20-11-480-025
	20-11-480-026, 20-11-480-027
	20-11-480-028, 20-11-480-013
	20-11-480-012, 20-11-480-011
	20-11-480-010, 20-11-480-009
	20-11-480-008, 20-11-480-007
	20-11-480-006, 20-11-480-005
	20-11-480-004, 20-11-480-003
	20-11-480-002, 20-11-480-001

This Declaration of Annexation (this "Annexation") is made this 7th day of January, 2014, by Vollkommen Construction LLC, referred to herein as "Declarant," and is approved by each of the undersigned owners of the subject property.

RECITALS

A. HWL Westridge, LLC, executed and caused to be recorded that certain Declaration of Covenants, Conditions, and Restrictions for Villages at Westridge Phase 1 P.U.D., an Expandable Planned Unit Development (the "Declaration"). The Declaration was recorded against Phase 1 of the project with the Salt Lake County Recorder's Office on July 17, 2013, as Entry No. 11686073. The Declaration was amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for The Villages at Westridge dated January 21, 2014, recorded with the Salt Lake County Recorder's Office on January 22, 2014, as Entry No. 11793690 (the "Amendment"). All references herein to the Declaration shall mean and refer to the Declaration as amended by the Amendment.

B. Section 2.2 of the Declaration provides that the project may be expanded to include additional land and additional units.

C. Declarant purchased Phase 2 of the project (herein referred to as the "Additional Land"), which is described as follows:

All land and improvements located in the Villages at Westridge Phase 2 P.U.D., including Lots 201 through 228, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, State of Utah

D. Declarant desires to expand the project to include the Additional Land, and to subject the Additional Land to the terms and provisions of the Declaration, by recording this Annexation against the Additional Land with the Salt Lake County Recorder's Office.

E. This Annexation is signed and approved not only by Declarant, but also by each of the owners shown below who hold title to one or more lots included in the Additional Land.

F. All capitalized terms herein shall have the same meaning as those set forth in the Declaration unless otherwise stated herein.

DECLARATION

Declarant hereby declares that all of the real property, improvements, streets, utilities, residential dwellings (now existing or hereafter constructed or installed) located on or providing access and service to the Additional Land 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 Declaration, all of which are created for the benefit of the Owners and the Project as a whole. 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 Additional Land and all improvements thereon and uses thereof, all for the mutual protection and benefit of the Owners and the Project as a whole. The covenants, conditions and restrictions set forth in the Declaration 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 Additional Land, and shall inure to the benefit of all other Lots in the Project.

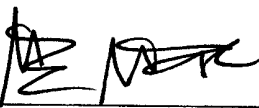
Each Owner of a Lot in the Additional Land (i.e., a Lot in Phase 2) shall be a Member of The Villages at Westridge Homeowners Association (the "HOA") with all of the rights, duties, benefits and obligations associated with membership in the HOA, as set forth in the Declaration and the other governing documents of the HOA (e.g., the Bylaws of the HOA).

Notwithstanding the foregoing, no provision of this Annexation shall prevent the Declarant from doing any of the following, which shall be deemed to be among Declarant's reserved rights, in addition to such rights as may be described elsewhere in the Declaration: (1) installation and completion of the Project; (2) use of any Lot or residential unit owned by the Declarant 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 city ordinances; (4) assignment of Declarant's rights under this Annexation in whole or in part, to one or more persons intending to construct the Project or a portion thereof; (5) retention of Declarant's rights with respect to subsequent phases of the Project; (6) construction of any improvements by Declarant as approved by the City; (7) access over, under and through any of the Project, for the installation of improvements; and (8) erection of permanent or temporary signs for use during the selling and marketing of the Project.

This Annexation shall be recorded in the Salt Lake County Recorder's Office against the Additional Land described in Exhibit "A" hereto.

DECLARANT:

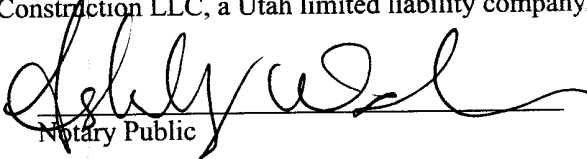
Vollkommen Construction LLC

By: 
Its: MEMBER

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 7 day of January, 2015, by Mike Miller, in his capacity as Member of Vollkommen Construction LLC, a Utah limited liability company.

SEAL:


Notary Public



OWNERS' APPROVAL AND VERIFICATION

The following owners of Lots in Phase 2 of the project hereby approve this Declaration of Annexation and consent to the recording of this instrument against their Lots:

OWNER

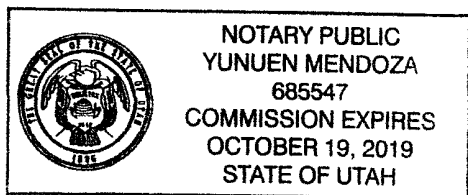


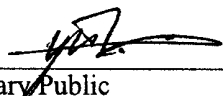
Nathan Meldrum

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

The foregoing instrument was acknowledged before me this 12 day of November, 2015, by Nathan Meldrum as owner of the properties located at 5639, 5635, 5631 and 5627 W. Island Ridge Drive, West Valley City, Utah.

SEAL:





YUNUEN MENDOZA
Notary Public

OWNER

David Boyce

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

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by David Boyce as owner of the properties located at 5655, 5651, 5647 and 5643 W. Island Ridge Drive, West Valley City, Utah.

SEAL:

Notary Public

OWNER

David Boyce
David Boyce

STATE OF UTAH)
 : ss.
COUNTY OF Javis)

The foregoing instrument was acknowledged before me this 24th day of November, 2015, by David Boyce as owner of the properties located at 5655, 5651, 5647 and 5643 W. Island Ridge Drive, West Valley City, Utah

SEAL:

Donna Martinez
Notary Public



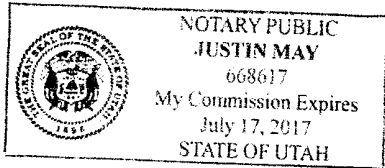
OWNER

Sharon Boyle
Executive Enterprises & Investments, LLC

STATE OF Utah)
: ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 25 day of Nov, 2015, by ~~Sharon Boyle~~ Sharon Boyle, in her capacity as owner of Executive Enterprises & Investments, LLC, a limited liability company, as owner of the properties located at 5671, 5667, 5663 and 5659 W. Island Ridge Drive, West Valley City, Utah.

SEAL:



Justin May
Notary Public

OWNER

Peter Marcus

Peter Marcus

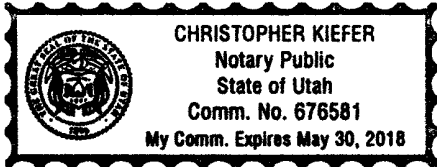
STATE OF Utah)

: ss.

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 24 day of November, 2015, by Peter Marcus as owner of the properties located at 5621, 5619 and 5615 W. Island Ridge Drive, West Valley City, Utah.

SEAL:



Christopher Kiefer

Notary Public

EXHIBIT "A"
(Legal Description)

This Declaration of Annexation shall be recorded against the following property located in Salt Lake County, State of Utah:

A PARCEL OF PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST VALLEY CITY, UTAH.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 5600 WEST AND THE NORTHEASTERN MOST POINT OF THE VILLAGES AT WESTRIDGE PHASE 1 P.U.D. PLAT, SAID POINT ALSO BEING LOCATED NORTH 00°02'00" WEST, 581.68 FEET ALONG THE EAST SECTION LINE AND SOUTH 89°58'00" WEST, 53.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SUBDIVISION BOUNDARY OF SAID PLAT THE FOLLOWING 6 COURSES; 1) SOUTH 89°58'00" WEST, 10.00 FEET; 2) 23.50 FEET SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS 544°51'00"W 21.17 FEET); 3) S89°43'59"W 395.38 FEET; 4) 35.47 FEET NORTHWESTERLY ALONG THE ARC OF A 22.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N45°06'37"W, 31.91 FEET); 5) N0°02'48"E, 1.56 FEET; 6) 56.17 FEET NORTHWESTERLY ALONG A 58.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N89°57'15"W, 54.00 FEET); THENCE N00°02'48"E 165.97 FEET; THENCE EAST, 328.36 FEET; THENCE N00°16'01"W 7.19 FEET; THENCE N89°43'59"E 63.50 FEET; S00°16'01"E 7.49 FEET; THENCE EAST 104.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF 5600 WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE S00°02'00"E 173.23 FEET TO THE POINT OF BEGINNING

CONTAINS: 2.13 ACRES (28 LOTS, 2 PARCELS)

(** Note: The above-referenced legal description is intended to include all of the land and lots shown in the Villages at Westridge Phase 2 P.U.D., including Lots 201 through 228, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, State of Utah).