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**DECLARATION OF ANNEXATION
[Estates at Hidden Valley, Phase 2]**

THIS DECLARATION OF ANNEXATION is prepared pursuant to Section 2.11.1 of the DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR ESTATES AT HIDDEN VALLEY, PHASE 2 (the "Declaration"), that was recorded in the records of the Washington County Recorder on January 8, 2007, as Document No. 20070001200, and consists of 60 pages.

Declarant desires to and hereby does annex the real property described on Exhibit A, which is attached hereto and incorporated herein by this reference, to the Declaration, which real property shall be subject to the Declaration referred to above, and any amendments and annexation thereto. Any required approvals have been given.

In witness whereof, THE UNDERSIGNED, BEING THE Declarant herein, has hereunto set its hand and seal this 8 day of MARCH, 2007.

DECLARANT:

IVORY SOUTHERN, LLC
A Utah Limited Liability Company

DOC # 20070033155

CCR Annexation Page 1 of 2
Russell Shirts Washington County Recorder
06/27/2007 09:39:59 AM Fee \$ 12.00
By S03UTHERN UTAH TITLE CO



By: *Colin Wright*
Colin Wright

Its: _____
Southern Utah Area President

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 8 day of March, 2007, before me personally appeared Colin Wright, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Southern Utah Area President of **Ivory Southern LLC**, a Utah Limited Liability company, and that the foregoing document was signed by him on behalf of that Limited Liability Company by proper authority and he acknowledged before me that the LLC executed the document and the document was the act of the LLC for its stated purpose.

Linda L. Glasgow
NOTARY PUBLIC
Address: Washington Co.
My Commission Expires: 6-5-09

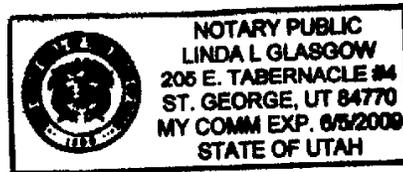


EXHIBIT "A"

DESCRIPTION:

BEGINNING AT A POINT BEING LOCATED NORTH 88°52'18" WEST, 428.90 FEET ALONG THE SECTION LINE AND DUE SOUTH, 794.74 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE MOST WESTERLY BOUNDARY CORNER OF THE ESTATES AT HIDDEN VALLEY PHASE 1 AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, UTAH; THENCE SOUTH 66°00'27" WEST, 927.88 FEET; THENCE SOUTH 25°14'42" EAST, 221.83 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 25°14'42" EAST), THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 25°14'42" EAST, 362.05 FEET; THENCE SOUTH 32°59'57" EAST, 66.71 FEET; THENCE SOUTH 25°14'42" EAST, 39.14 FEET; THENCE NORTH 65°35'28" EAST, 291.28 FEET; THENCE NORTH 71°25'58" EAST, 597.89 FEET; THENCE NORTH 79°30'09" EAST, 41.27 FEET; THENCE NORTH 61°39'31" EAST, 50.00 FEET; THENCE NORTH 68°50'09" EAST, 93.32 FEET; THENCE NORTH 64°34'11" EAST, 13.75 FEET TO THE SOUTHWESTERLY BOUNDARY OF THE ESTATES AT HIDDEN VALLEY PHASE 1 AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES, NORTH 25°25'49" WEST, 63.34 FEET; THENCE NORTH 42°13'28" WEST, 232.49 FEET; THENCE NORTH 47°46'32" EAST, 5.81 FEET; THENCE NORTH 42°13'28" WEST, 85.00 FEET; THENCE NORTH 47°46'32" EAST, 8.60 FEET; THENCE NORTH 42°13'28" WEST, 88.00 FEET TO A POINT ON A 875.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 37°28'56" WEST), THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 8.93 FEET THROUGH A CENTRAL ANGLE OF 0°35'06"; THENCE NORTH 37°22'28" WEST, 330.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.87 ACRES.