

After Recording Return to:

Kirton & McConkie
Attn: Thomas K. Checketts
60 E. South Temple, Suite 1800
Salt Lake City, UT 84111

DOC # 20100037025

Restrictive Page 1 of 9
Russell Shirts Washington County Recorder
11/03/2010 12:58:02 PM Fee \$ 27.00
By SUBURBAN LAND RESERVE, INC



Tax Id. Nos. See Exhibit A

DECLARATION OF ANNEXATION

THIS DECLARATION OF ANNEXATION (this "Declaration of Annexation") is made this 2nd day of November, 2010, by SUBURBAN LAND RESERVE, INC., a Utah corporation ("Declarant").

RECITALS

A. That certain Declaration of Covenants, Conditions, and Restrictions of Bella Terrazza at Sunbrook, recorded July 12, 2006, as Entry Number 20060030570, in the Official Records of Washington County, Utah (the "Declaration"), encumbers the real property more particularly described in the Declaration (the "Property"). The Property is more particularly described on Exhibit B, attached hereto and incorporated herein by this reference.

B. Pursuant to that certain Assignment of Declarant's Rights, dated December 7, 2009, and recorded December 9, 2009 as Entry No. 20090046534, in the Official Records of Washington County, Utah, Suburban Land Reserve, Inc., a Utah corporation, the successor-in-interest to Sun Hill Homes, L.C., a Utah limited liability company ("Sun Hill"), is the Declarant under the Declaration.

C. From the recording date of the Declaration until seven (7) years thereafter, Article 13.1 of the Declaration permits Declarant to unilaterally expand the Property to include portions of that certain additional property more particularly described in Exhibit "C" of the Declaration (the "Expansion Property").

D. Declarant desires to: (i) annex that certain real property located within the Expansion Property (the "Annex Property"), more particularly described on Exhibit C, attached hereto and incorporated herein by this reference, and (ii) subject the Annex Property to the Declaration.

DECLARATION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant declares as follows:

1. Annexation. Declarant: (i) annexes the Annex Property into the Property; and (ii) subjects the Annex Property to the Declaration and all covenants, conditions, restrictions, easements, assessments, charges and liens set forth therein.

2. Par values. Section 2.3 of the Declaration permits Declarant to adjust the ownership interests of all Units in the Common Areas and Facilities as may be necessary to ensure that the total ownership interest equals 100% as required by the Act, accordingly, Exhibit "D" attached to the Declaration is deleted in its entirety and replaced with Exhibit D, attached hereto and incorporated herein by this reference.

3. Defined Terms. Any and all capitalized terms used in this Declaration of Annexation which are not specifically defined herein shall be given the same definitions assigned such terms in the Declaration.

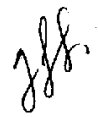

4. Previous Building 6 Annexation. That certain Declaration of Annexation Bella Terrazza At Sunbrook, Phase 2, dated June 21, 2007, and recorded October 1, 2010 as Entry No. 20100033171, in the Official Records of Washington County (the "Previous Building 6 Annexation"), executed by Sun Hill, was held in escrow and recorded simultaneously with the plat affecting the Annex Property. Declarant, being the assignee of Sun Hill's interests as the "Declarant" under the Declaration at the time the Previous Building 6 Annexation was recorded, hereby executes and records this Declaration of Annexation to: (i) confirm that the Previous Building 6 Annexation subjected the Annex Property to the Declaration; (ii) clarify the terms of the Previous Building 6 Annexation; and (iii) the extent the Previous Building 6 Annexation was deficient in subjecting the Annex Property to the Declaration, to subject the Annex Property to the Declaration. If there are any discrepancies between the Previous Building 6 Annexation and this Declaration of Annexation, the terms of this Declaration of Annexation shall control.

IN WITNESS WHEREOF all the parties hereto execute this Declaration of Annexation as of the day and year first written above.

Declarant:

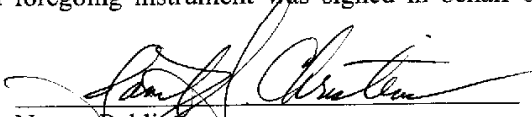
SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: 
G. Scott Dean, President

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 2nd day of November, 2010, personally appeared before me, G. Scott Dean duly sworn, did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the within and foregoing instrument was signed in behalf of said company in his capacity as President.


Notary Public

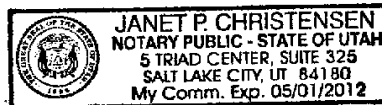


EXHIBIT A

(Tax Parcel Numbers)

SG-BEL-110	SG-BEL-410
SG-BEL-111	SG-BEL-411
SG-BEL-112	SG-BEL-412
SG-BEL-113	SG-BEL-413
SG-BEL-114	SG-BEL-414
SG-BEL-115	SG-BEL-415
SG-BEL-116	SG-BEL-416
SG-BEL-117	SG-BEL-417
SG-BEL-118	SG-BEL-418
SG-BEL-119	SG-BEL-419
SG-BEL-210	SG-BEL-510
SG-BEL-211	SG-BEL-511
SG-BEL-212	SG-BEL-512
SG-BEL-213	SG-BEL-513
SG-BEL-214	SG-BEL-514
SG-BEL-215	SG-BEL-515
SG-BEL-216	SG-BEL-516
SG-BEL-217	SG-BEL-517
SG-BEL-218	SG-BEL-518
SG-BEL-219	SG-BEL-519
SG-BEL-310	SG-BEL-2-610
SG-BEL-311	SG-BEL-2-611
SG-BEL-312	SG-BEL-2-612
SG-BEL-313	SG-BEL-2-613
SG-BEL-314	SG-BEL-2-614
SG-BEL-315	SG-BEL-2-615
SG-BEL-316	SG-BEL-2-616
SG-BEL-317	SG-BEL-2-617
SG-BEL-318	SG-BEL-2-618
SG-BEL-319	SG-BEL-2-619

EXHIBIT B

(Legal Description of the Property)

That certain real property located in Washington County, Utah, specifically described as follows:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF "AMENDED SUNBROOK DRIVE", SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF "LUCE DEL SOL", A 50.00 FOOT WIDE STREET, SAID POINT BEING LOCATED S0°39'40"W 2127.72 FEET AND WEST 1205.71 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: S11°48'03"W 44.39 FEET TO THE POINT OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°24'34" A DISTANCE OF 28.86 FEET TO THE POINT OF A 42.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°32'45" A DISTANCE OF 24.88 FEET TO THE POINT OF A 57.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°58'35" A DISTANCE OF 26.07 FEET TO THE POINT OF A 362.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°27'16" A DISTANCE OF 91.32 FEET; THENCE S38°14'04"W 28.87 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°38'23" A DISTANCE OF 15.23 FEET; THENCE S38°14'04"W 49.20 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S38°14'04"W; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°55'55" A DISTANCE OF 30.00 FEET TO THE POINT OF A 565.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°36'49" A DISTANCE OF 311.75 FEET; THENCE N87°39'24"W 243.23 FEET; THENCE S20°53'24"W 39.30 FEET; THENCE N69°06'36"W 64.02 FEET; THENCE N20°53'24"E 36.58 FEET; THENCE N67°39'03"W 18.50 FEET; THENCE N46°29'20"W 39.24 FEET TO A POINT ON A 218.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S71°08'59"E; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°31'26" A DISTANCE OF 135.47 FEET; THENCE N34°09'33"W 182.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID "AMENDED SUNBROOK DRIVE", SAID POINT ALSO BEING ON A 692.10 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N34°10'08"W; THENCE ALONG THE ARC OF SAID RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 5°16'52" A DISTANCE OF 63.79 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES; N50°33'00"E 218.16 FEET TO THE POINT OF A 511.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°57'06" A DISTANCE OF 151.33 FEET TO THE POINT OF A 250.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°32'41" A DISTANCE OF 89.64 FEET TO THE POINT OF A 250.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°01'25" A DISTANCE OF 30.65 FEET TO THE POINT OF A 500.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'08" A DISTANCE OF 140.22 FEET TO THE POINT OF A 15.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°43'33" A DISTANCE OF 24.80 FEET; THENCE S11°48'03"W 4.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.11 ACRES.

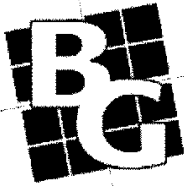
WHICH CONTAINS

Units 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, Building #1; Units 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, Building #2; Units 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, Building #3; Units 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, Building #4; and Units 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, Building #5, Bella Terrazza @ Sunbrook Amended and Extended, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

EXHIBIT C

(Legal Description of the Annex Property)

That certain real property located in Washington County, Utah, specifically described as follows:



Bush & Gudgell, Inc.

205 E Tabernacle Suite #4
St. George, UT 84770
Phone: 435-673-2337
Fax: 435-673-3161
bobh@bushandgudgell.com

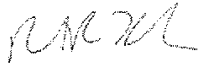
October 28, 2010- Taken from Final Plat

Bella Terrazza 2 @ Sunbrook

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF "AMENDED SUNBROOK DRIVE", SAID POINT BEING THE WESTERN MOST CORNER OF "BELLA TERRAZZA AT SUNBROOK AMENDED AND EXTENDED", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, SAID POINT BEING LOCATED S0°39'40"W 2384.08 FEET ALONG THE SECTION LINE AND WEST 1820.87 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID "BELLA TERRAZZA AT SUNBROOK", THE FOLLOWING EIGHT (8) COURSES; S34°09'33"E 182.48 FEET TO A POINT ON A 218.50 FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, THE RADIUS POINT BEARS S35°37'32"E; THENCE SOUTHWESTERLY 135.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°31'26"; THENCE S46°29'20"E 39.24 FEET; THENCE S22°20'57"W 22.07 FEET; THENCE S02°49'45"E 37.08 FEET; THENCE S71°50'52"E 76.62 FEET; THENCE N67°34'15"E 109.43 FEET; THENCE N89°08'28"E 153.54 FEET TO THE SOUTHEAST CORNER OF SAID "BELLA TERRAZZA AT SUNBROOK AMENDED AND EXTENDED", SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF "LUCE DEL SOL" A 50.00 FOOT WIDE STREET, SAID POINT ALSO BEING A POINT ON A 565.00 FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, THE RADIUS POINT BEARS S87°26'50"E; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: SOUTHWESTERLY 4.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°25'51" TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 30.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°55'52"; THENCE S1°56'45"E 43.00 FEET TO A POINT ON A 20.00 FOOT RADIUS, NON-TANGENT, CURVE TO THE RIGHT, THE RADIUS POINT BEARS S1°56'45"E; THENCE SOUTHEASTERLY 23.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°01'06" TO A POINT ON A 27.50 FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, THE RADIUS POINT BEARS S43°50'25"W; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE NORTHWESTERLY 21.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°47'14" TO THE POINT OF TANGENCY; THENCE S88°03'11"W 13.34 FEET TO THE POINT OF A 25.00

FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 14.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°26'22" TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 22.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°46'41" TO THE POINT OF A 164.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY 32.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'50" TO THE POINT OF A 135.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY 102.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°09'03" TO THE POINT OF A 164.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 140.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°50'36" TO THE POINT OF A 31.83 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY 46.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°24'05" TO THE POINT OF A 214.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 16.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°21'16" TO THE POINT OF TANGENCY; THENCE S33°39'26"W 37.79 FEET; THENCE N56°20'34"W 51.00 FEET; THENCE N26°22'38"E 152.08 FEET; THENCE N56°03'22"W 175.57 FEET; THENCE N26°19'28"E 150.08 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID "AMENDED SUNBROOK DRIVE", SAID POINT ALSO BEING A POINT ON A 692.10 FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, THE RADIUS POINT BEARS N25°56'38"W; THENCE NORTHEASTERLY 99.35 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 8°13'30" TO THE POINT OF BEGINNING. CONTAINS 1.53 ACRES.

Signed:



Bob Hermandson, P.L.S.
Survey Department Manager
(C) 435-680-3044

WHICH CONTAINS

Units 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, Building #6, Bella Terrazza 2 @ Sunbrook, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

EXHIBIT D

(Schedule of Par Values)

**Common Areas & Facilities Percentage Ownership
 and Par Value Schedule**

Bldg #	Unit #	Square Footage	<u>% Ownership of Common Areas and Facilities</u>	<u>Par Value</u>
1	110	1573	1.89615%	1.89615
1	111	1193	1.4381%	1.4381
1	112	1193	1.4381%	1.4381
1	113	1477	1.7805%	1.7805
1	114	1477	1.7805%	1.7805
1	115	1193	1.4381%	1.4381
1	116	1193	1.4381%	1.4381
1	117	1477	1.7805%	1.7805
1	118	1477	1.7805%	1.7805
1	119	1573	1.89615%	1.89615
2	210	1573	1.89615%	1.89615
2	211	1193	1.4381%	1.4381
2	212	1193	1.4381%	1.4381
2	213	1477	1.7805%	1.7805
2	214	1477	1.7805%	1.7805
2	215	1193	1.4381%	1.4381
2	216	1193	1.4381%	1.4381
2	217	1477	1.7805%	1.7805
2	218	1477	1.7805%	1.7805
2	219	1573	1.89615%	1.89615
3	310	1573	1.89615%	1.89615
3	311	1193	1.4381%	1.4381
3	312	1193	1.4381%	1.4381
3	313	1477	1.7805%	1.7805
3	314	1477	1.7805%	1.7805
3	315	1193	1.4381%	1.4381
3	316	1193	1.4381%	1.4381
3	317	1477	1.7805%	1.7805
3	318	1477	1.7805%	1.7805
3	319	1573	1.89615%	1.89615
4	410	1573	1.89615%	1.89615
4	411	1193	1.4381%	1.4381
4	412	1193	1.4381%	1.4381
4	413	1477	1.7805%	1.7805
4	414	1477	1.7805%	1.7805

Bldg #	Unit #	Square Footage	% Ownership of Common	
			Areas and Facilities	Par Value
4	415	1193	1.4381%	1.4381
4	416	1193	1.4381%	1.4381
4	417	1477	1.7805%	1.7805
4	418	1477	1.7805%	1.7805
4	419	1573	1.89615%	1.89615
5	510	1573	1.89615%	1.89615
5	511	1193	1.4381%	1.4381
5	512	1193	1.4381%	1.4381
5	513	1477	1.7805%	1.7805
5	514	1477	1.7805%	1.7805
5	515	1193	1.4381%	1.4381
5	516	1193	1.4381%	1.4381
5	517	1477	1.7805%	1.7805
5	518	1477	1.7805%	1.7805
5	519	1573	1.89615%	1.89615
6	610	1573	1.89615%	1.89615
6	611	1193	1.4381%	1.4381
6	612	1193	1.4381%	1.4381
6	613	1477	1.7805%	1.7805
6	614	1477	1.7805%	1.7805
6	615	1193	1.4381%	1.4381
6	616	1193	1.4381%	1.4381
6	617	1477	1.7805%	1.7805
6	618	1477	1.7805%	1.7805
6	619	1573	1.89615%	1.89615
	TOTAL	82,956	100.000%	100.000

The maximum number of Units which may be built is 110 which would result in a 0.7844% minimum ownership interest in the Common Areas and Facilities.

The minimum number of units which may be built is 50 which would result in a 1.7257% minimum ownership interest in the Common Areas and Facilities.