

DECLARATION OF ANNEXATION
(Phase 4)

This Declaration of Annexation is prepared pursuant to the Declaration of Covenants Conditions and Restrictions for Royal Oaks Phase 3 Washington County, Utah, which was recorded in the records of the Washington County Recorder.

Declarant desires to annex the following described property as a part of, and it is Declarant's intention that the property shall be subject to, the Declaration of Covenants Conditions and Restrictions for Royal Oaks Phase 3 Washington County, Utah, referred to above:

See Exhibit "A" that is attached hereto and incorporated herein by this reference.

Any required approvals have been given.


IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set his hand and seal this 3rd day of August, 2000.

DECLARANT
Royal Oaks Development, LC
(A Utah Limited Liability Company)
Dove Homes Co. LLC
(A Utah Limited Liability Company)
(Managing Member of Royal Oaks Development, LC)


Richard L. Kimball, Member

State of CALIFORNIA)
) ss.
County of RIVERSIDE)

Richard L. Kimball, the Managing Member of Dove Homes Co. LLC, acknowledged the foregoing instrument before me this 3 day of AUGUST, 2000.


NOTARY PUBLIC
Address: 28426 PMSOLS ST., TEMECULA 92590
My Commission Expires: 6-19-2004

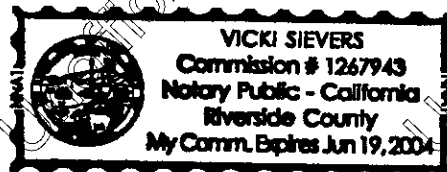


Exhibit "A"

BOUNDARY DESCRIPTION

BEGINNING AT THE CENTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 89°07'29" E 21.49 FEET ALONG THE CENTER SECTION LINE TO A POINT ON THE NORTHWESTERLY BOUNDARY OF ROYAL OAKS PHASE 3 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY; THENCE ALONG SAID NORTHWESTERLY BOUNDARY THE FOLLOWING ELEVEN COURSES: S 0°52'44" W 175.00 FEET; THENCE S 89°07'16" E 3.94 FEET TO THE POINT OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°31'36", A DISTANCE OF 5.33 FEET; THENCE S 0°52'44" W 114.93 FEET; THENCE N 89°07'16" W 432.48 FEET; THENCE S 1°07'14" W 429.00 FEET; THENCE N 89°07'16" W 14.93 FEET; THENCE S 1°07'14" W 151.26 FEET; THENCE S 83°43'01" W 7.80 FEET; THENCE S 87°05'29" W 71.06 FEET; THENCE N 89°25'43" W 72.83 FEET TO THE NORTHEAST CORNER OF ROYAL OAKS PHASE 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY; THENCE N 88°32'04" W 514.64 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PHASE 2 AND ITS EXTENSION TO A POINT ON THE NORTHERLY BOUNDARY OF ROYAL OAKS PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO COURSES: S 1°07'14" W 11.96 FEET; THENCE N 89°07'16" W 112.00 FEET; THENCE N 1°07'14" E 214.50 FEET; THENCE S 89°07'16" E 112.00 FEET; THENCE N 1°07'14" E 32.43 FEET; THENCE S 88°52'46" E 202.40 FEET; THENCE N 1°07'14" E 1.11 FEET; THENCE S 88°52'46" E 156.20 FEET; THENCE N 1°07'14" E 511.73 FEET; THENCE S 89°07'16" E 44.92 FEET; THENCE N 0°52'44" E 125.00 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 14, SAID POINT BEING ALSO ON THE SOUTHERLY BOUNDARY OF RIDGEVIEW SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY; THENCE S 89°07'16" E 618.51 FEET ALONG SAID CENTER SECTION LINE AND SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING. CONTAINS 10.75 ACRES.