

13-179  
 When Recorded Return To:  
 D.R. Horton, Inc.  
 12351 Gateway Park Place  
 Suite D-100  
 Draper, Utah 84020  
 Attention: Boyd Martin

9853000  
 09/22/2006 10:19 AM \$213.00  
 Book - 9354 Pg - 6081-6093  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 DR HORTON INC  
 12351 GATEWAY PARK PLACE#D-100  
 DRAPER UT 84020  
 BY: ZJM, DEPUTY - WI 13 P.

**NINETEENTH SUPPLEMENT  
 TO  
 DECLARATION OF CONDOMINIUM  
 FOR  
 THE VILLAS AT MONARCH MEADOWS  
 an Expandable Utah Condominium Project**

THIS NINETEENTH SUPPLEMENT TO DECLARATION OF CONDOMINIUM FOR THE VILLAS AT MONARCH MEADOWS, an Expandable Utah Condominium Project (the "**Supplement**") is made and executed as of September 22<sup>nd</sup>, 2006, by D.R. HORTON, INC., a Delaware corporation ("**Declarant**"), pursuant to the provisions of the Utah Condominium Ownership Act contained in Title 57, Chapter 8 of the Utah Code, as it may be amended from time to time (the "**Act**").

A. D.R. Horton, Inc. is the successor by assignment of Centex Homes, a Nevada general partnership, as the "**Declarant**" under that certain Declaration of Condominium for The Villas At Monarch Meadows, an Expandable Utah Condominium Project (the "**Project**"), recorded May 25, 2004 as Entry No. 9071595 in Book 8992, beginning at Page 2228 in the Office of the Recorder of Salt Lake County, Utah (the "**Declaration**").

B. The Declaration has been amended by eighteen Supplements to Declaration of Condominium for The Villas At Monarch Meadows (the "**Supplements**"). Under the Supplements, the Declarant added a portion of the Additional Land (as that term is defined in the Declaration) to the Project and increased the number of Units in the Project.

C. Under Section 7.1 of the Declaration, Declarant reserved an "Option to Expand" (as that term is defined in the Declaration) the Project with all or a portion of the Additional Land.

D. Under Section 7.1.10 of the Declaration, Declarant is not "required to obtain the consent of any Owners or of any other person or entity having any right or interest in all or any portion of the Project prior or subsequent to adding all or portions of the Additional Land."

E. Under Section 7.1.6 of the Declaration, in order to add a portion of the Additional Land, Declarant is required to record (i) a Supplement to the Declaration reflecting Declarant's exercise of the Option to Expand, identifying the portion of the Additional Land, and adjusting the Undivided Interests for each Unit, and (ii) a Supplemental Plat.

F. Under Section 7.1.11 of the Declaration, prior to including a Phase (as defined in the Declaration) of Additional Land, Declarant must substantially complete construction of the Buildings and improvements contemplated by the site plan for such Phase of Additional Land.

G. Declarant is the sole record owner of the Phase 18 Additional Land, as defined below.

H. Declarant desires now to exercise its Option to Expand to add a portion of the Additional Land to the Project, which is more particularly described on Exhibit A attached hereto and incorporated herein by reference (the “**Phase 18 Additional Land**”).

I. Declarant desires to adjust the voting interests and Undivided Interests of the Owners in the Common Areas and Facilities to reflect the addition of the Phase 18 Additional Land.

NOW, THEREFORE, Declarant hereby declares and provides as follows:

1. Declaration Incorporated by Reference. The Declaration in its entirety is hereby incorporated by reference and made a part of this Supplement as though fully set forth herein.

2. Definitions. Unless the context clearly requires otherwise, all the terms which are defined in the Declaration shall carry the same meaning when used in this Supplement.

3. Addition of Portion of Additional Land. Declarant hereby adds to the Project the Phase 18 Additional Land. In that connection, the Supplemental Plat, a copy of which is attached hereto as Exhibit B and incorporated herein by reference, reflects that the Phase 18 Additional Land contains a total of ninety (90) Units in seventeen (17) free standing two-story residential Buildings, of which one (1) Building contains two (2) Units, four (4) Buildings contain four (4) Units each, and twelve (12) Buildings contain six (6) Units each. Note is made that the exterior of the Phase 18 Buildings are to have a stucco finish per the requirements of Riverton City. Also note that Phase 18 Buildings 3, 4, 5 and 6 do not have basements.

4. Adjustment of Voting and Ownership Interests in Common Areas and Facilities. Pursuant to Section 7.1.7 of the Declaration, Exhibit A to the Declaration, subtitled “The Villas At Monarch Meadows - Schedule of Units, Square Footage, Votes, and Undivided Interests in Common Areas and Facilities” is hereby deleted in its entirety and replaced with the “Seventeenth Amended Exhibit A The Villas At Monarch Meadows - Schedule of Units, Square Footage, Votes, and Undivided Interests in Common Areas and Facilities,” which is attached hereto as Exhibit C and incorporated herein by reference (the “**Amended Schedule**”). The Undivided Interest assigned to each Unit under the Declaration is hereby revised and amended as set forth in the Amended Schedule. In addition, the voting interests for the Units are hereby revised and amended as set forth in the Amended Schedule.

5. Effective Date. This Supplement shall be effective upon recording in the Office of the Recorder of Salt Lake County, Utah. Except as herein expressly provided, the Declaration shall remain in all other respects unmodified and in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, the Declarant has executed this Supplement as of the date first above written.

D.R. HORTON, INC., a Delaware corporation

By: Micah Peters  
Micah Peters  
V.P. Land Acquisition

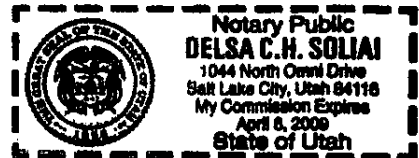
By: Boyd A. Martin  
Boyd A. Martin  
Title: Vice President

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

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September, 2006 by Boyd A. Martin, in his capacity as the Vice President of D.R. Horton, Inc., a Delaware corporation.

Delva C.H. Soliai  
NOTARY PUBLIC  
Residing at: 1044 North Omni Drive  
Salt Lake City, Utah 84116

My Commission Expires:  
April 8, 2009



State of Utah

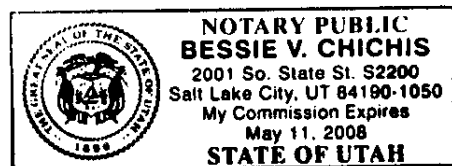
§

County of Salt Lake

Subscribed and sworn to before me on this 22nd day of September 2006.

Micah Wells Peters  
Micah Peters

Bessie V. Chichis  
Notary Public



**EXHIBIT "A"**  
**TO**  
**NINETEENTH SUPPLEMENT TO DECLARATION OF CONDOMINIUM**  
**FOR**  
**THE VILLAS AT MONARCH MEADOWS**

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Legal Description of Phase 18 Additional Land

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 1, THENCE SOUTH 00°26'28" EAST ALONG THE SECTION LINE 1376.09 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°26'28" EAST 953.98 FEET ALONG THE SECTION LINE TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 66°58'42" WEST, A RADIAL DISTANCE OF 653.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 42°12'11", A DISTANCE OF 481.71 FEET; THENCE NORTH 65°24'09" WEST 327.78 FEET; THENCE NORTH 24°31'29" EAST 523.63 FEET; THENCE NORTH 89°33'27" EAST 401.19 FEET TO THE POINT OF BEGINNING.

CONTAINS 350,136 SQUARE FEET OR 8.038 ACRES, MORE OR LESS.

**EXHIBIT "B"**  
**TO**  
**NINETEENTH SUPPLEMENT TO DECLARATION OF CONDOMINIUM**  
**FOR**  
**THE VILLAS AT MONARCH MEADOWS**

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Supplemental Plat

*[Attached]*

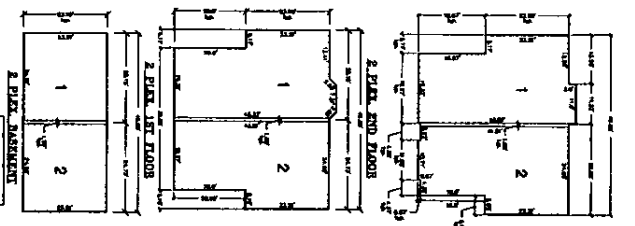
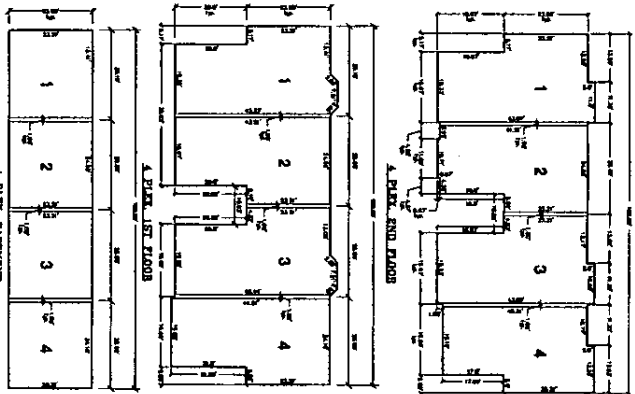
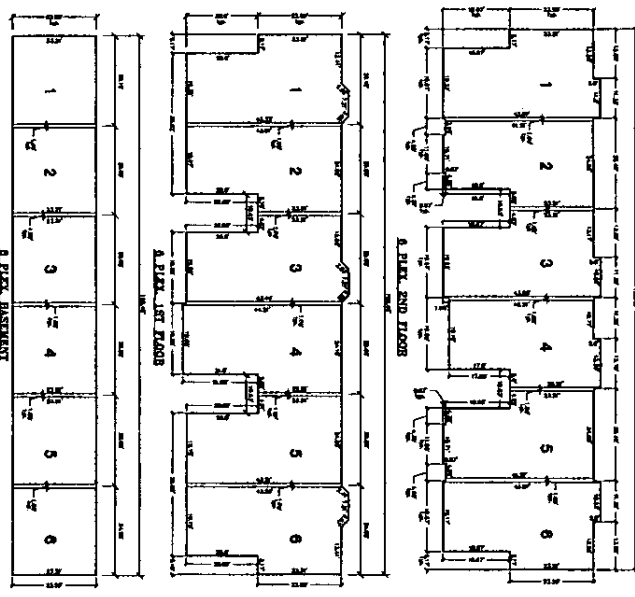




# THE VILLAS AT MONARCH MEADOWS PHASE 18

## AN EXPANDABLE UTAH CONDOMINIUM PROJECT

(FORMERLY RECORDED AS MONARCH MEADOWS PHASE 16)  
 LOCATED IN THE NORTHEAST QUARTER SECTION 1, TOWNSHIP  
 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



BUILDING	TOT. SQ. FT.	1ST. FLOOR	2ND FLOOR	3RD FLOOR
1	4811.60	1600.11	1728.88	1482.61
2	4811.60	1600.11	1728.88	1482.61
3	4811.60	1600.11	1728.88	1482.61
4	4811.60	1600.11	1728.88	1482.61
5	4811.60	1600.11	1728.88	1482.61
6	4811.60	1600.11	1728.88	1482.61
7	4811.60	1600.11	1728.88	1482.61
8	4811.60	1600.11	1728.88	1482.61
9	4811.60	1600.11	1728.88	1482.61
10	4811.60	1600.11	1728.88	1482.61
11	4811.60	1600.11	1728.88	1482.61
12	4811.60	1600.11	1728.88	1482.61
13	4811.60	1600.11	1728.88	1482.61
14	4811.60	1600.11	1728.88	1482.61
15	4811.60	1600.11	1728.88	1482.61
16	4811.60	1600.11	1728.88	1482.61
17	4811.60	1600.11	1728.88	1482.61
18	4811.60	1600.11	1728.88	1482.61
19	4811.60	1600.11	1728.88	1482.61
20	4811.60	1600.11	1728.88	1482.61

SEE SHEETS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 FOR FURTHER DETAILS.

**SALT LAKE COUNTY FLOOD CONTROL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 20\_\_\_\_ BY THE SALT LAKE COUNTY FLOOD CONTROL

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 20\_\_\_\_ BY ROCKY MOUNTAIN POWER

**CITY RECORDER**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 20\_\_\_\_ BY CITY RECORDER

**COMCAST**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 20\_\_\_\_ BY COMCAST

**STREET LIGHT DISTRICT APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 20\_\_\_\_ BY STREET LIGHT DISTRICT

**RIGHT SIDE ELEVATION**

<p>ASWIT+                  Architecture                  Land Planning                  Surveying                  Engineering                  1000 W. 1000 S.                  SALT LAKE CITY, UT 84119                  TEL: 325-1111                  FAX: 325-1112</p>	<p><b>BOARD OF HEALTH</b>                  APPROVED THIS _____ DAY OF _____                  A.D. 20____ BY THE BOARD OF HEALTH</p> <p><b>RIVERTON CITY ENGINEER</b>                  APPROVED THIS _____ DAY OF _____                  A.D. 20____ BY RIVERTON CITY ENGINEER</p>	<p><b>QUEST COMMUNICATIONS</b>                  APPROVED THIS _____ DAY OF _____                  A.D. 20____ BY QUEST COMMUNICATIONS</p> <p><b>APPROVAL AS TO FORM</b>                  APPROVED AS TO FORM THIS _____ DAY OF _____                  A.D. 20____ BY _____</p>	<p><b>PACIFICORP</b>                  APPROVED THIS _____ DAY OF _____                  A.D. 20____ BY PACIFICORP</p> <p><b>RIVERTON CITY PLANNING COMMISSION</b>                  APPROVED THIS _____ DAY OF _____                  A.D. 20____ BY RIVERTON CITY PLANNING COMMISSION</p>	<p><b>QUESTAR GAS</b>                  APPROVED THIS _____ DAY OF _____                  A.D. 20____ BY QUESTAR GAS</p> <p><b>JORDAN VALLEY WATER CO.</b>                  APPROVED THIS _____ DAY OF _____                  A.D. 20____ BY JORDAN VALLEY WATER CO.</p>	<p><b>SOUTH VALLEY SEWER</b>                  APPROVED THIS _____ DAY OF _____                  A.D. 20____ BY THE WASHINGTON DISTRICT</p> <p><b>RIVERTON CITY COUNCIL</b>                  APPROVED THIS _____ DAY OF _____                  A.D. 20____ BY THE WASHINGTON DISTRICT</p>	<p><b>RECORDED</b>                  I, _____ COUNTY CLERK OF SALT LAKE COUNTY, UTAH, DO HEREBY RECORDE THIS INSTRUMENT AS TO FORM AND CONTENTS OF THIS INSTRUMENT AND AS TO THE VALIDITY OF THE INSTRUMENT AS TO THE STATE OF UTAH COUNTY OF SALT LAKE COUNTY, UTAH, THIS _____ DAY OF _____ A.D. 20____.</p>
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**THE VILLAS AT MONARCH MEADOWS PHASE 18**  
 AN EXPANDABLE UTAH CONDOMINIUM PROJECT  
 CONTAINING 804 ACRES  
 LOCATED IN THE NORTHEAST QUARTER SECTION 1  
 TOWNSHIP 4 SOUTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 SALT LAKE COUNTY, UTAH

SCALE: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_



**EXHIBIT "C"**  
**TO**  
**NINETEENTH SUPPLEMENT TO DECLARATION OF CONDOMINIUM**  
**FOR**  
**THE VILLAS AT MONARCH MEADOWS**

Amended Schedule to Declaration

SEVENTEENTH AMENDED

EXHIBIT A

The Villas At Monarch Meadows  
Schedule of Units, Square Footage,  
Votes and Undivided Interests in Common Areas and Facilities

Unit Identifying Number	Approx. Sq. Footage of Unit	No. of Votes Per Unit	Undivided Interest Per Unit
<b>Building 1:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,873	1	0.55%
<b>Building 2:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,873	1	0.55%
<b>Building 3:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 4:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 5:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%

Unit Identifying Number	Approx. Sq. Footage of Unit	No. of Votes Per Unit	Undivided Interest Per Unit
6	1,873	1	0.55%
<b>Building 6:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 7:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 8:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 9:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 10:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 11:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,873	1	0.55%
<b>Building 12:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,873	1	0.55%
<b>Building 13:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%

Unit Identifying Number	Approx. Sq. Footage of Unit	No. of Votes Per Unit	Undivided Interest Per Unit
4	1,873	1	0.55%
<b>Building 14:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,873	1	0.55%
<b>Building 15:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 16:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 17:</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 1 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 2 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 3 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 4 (Phase 18):</b>			
1	1,873	1	0.55%

Unit Identifying Number	Approx. Sq. Footage of Unit	No. of Votes Per Unit	Undivided Interest Per Unit
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,875	1	0.55%
<b>Building 5 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 6 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,873	1	0.55%
<b>Building 7 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 8 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 9 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 10 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,873	1	0.55%
<b>Building 11 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 12 (Phase 18):</b>			
1	1,873	1	0.55%

Unit Identifying Number	Approx. Sq. Footage of Unit	No. of Votes Per Unit	Undivided Interest Per Unit
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 13 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 14 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 15 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,870	1	0.55%
5	1,825	1	0.55%
6	1,873	1	0.55%
<b>Building 16 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,825	1	0.55%
3	1,844	1	0.55%
4	1,873	1	0.55%
<b>Building 17 (Phase 18):</b>			
1	1,873	1	0.55%
2	1,873	1	0.55%