

When recorded, return to:

*Michael E. Tiffany, Esq.
Tiffany & Hoffmann, P.A.
3550 N. Central Ave., Suite 1801
Phoenix, Arizona 85013*

RECORDED IN OFFICIAL RECORDS OF MARICOPA COUNTY ARIZONA		
MAR 22 '90 - 1 00		
HELEN PORCELL, County Recorder		
FEE	9 - PGS	4 HC

90 227328

DECLARATION OF ANNEXATION

ANNEX SUB (AX)

This Declaration of Annexation is made as of March 19, 1990, by The Centennial Group, Inc., a Delaware corporation (the "Declarant").

RECITALS

A. On December 16, 1983, Ironwood Homes, Inc. ("Ironwood"), a predecessor of the Declarant, caused to be recorded with the County Recorder of Maricopa County, Arizona, as Instrument No. 83-504991, a Declaration of Covenants, Conditions and Restrictions for Westgreen Townhouses subjecting the real property described on Exhibit A attached thereto to the covenants, conditions and restrictions set forth in the Declaration.

B. On July 25, 1985, the Declarant caused to be recorded with the County Recorder of Maricopa County, Arizona, as Instrument No. 85-383634, an Amendment to the Declaration of Covenants, Conditions and Restrictions for Westgreen Townhouses. The Declaration of Covenants, Conditions and Restrictions for Westgreen Townhouses, including all previous amendments, shall be hereinafter referred to as the "Declaration".

C. Under Section 12.1(a) of the Declaration, the Declarant reserved the right to annex any or all of the real property described on Exhibit B attached to the Declaration into the property subject to the Declaration.

D. Declarant desires to annex into the real property subject to the Declaration the following described real property, and all improvements located thereon, which shall hereinafter be referred to as the "Annexed Property":

Parcel E:

See Exhibit A attached hereto.

E. The terms used in this Declaration of Annexation shall have the meanings specified for such terms in the Declaration.

NOW, THEREFORE, the Declarant declares as follows:

1. The Annexed Property is hereby annexed into the real property subject to the covenants, conditions and restrictions set forth in the Declaration.
2. The part of the Annexed Property that shall become Common Area shall be designated prior to development of any part of the Annexed Property and the Common Area shall be substantially similar in size and design to other common areas as set forth in the Declaration.

90 227328

- 3. The annexation of the Annexed Property shall be effective upon the recording of this Declaration of Annexation with the County Recorder of Maricopa County, Arizona. Thereafter, the Annexed Property shall be held, sold and conveyed subject to the easements, covenants, conditions and restrictions contained in the Declaration, and the owners of all lots located within the Annexed Property automatically shall become members of the Association and shall be liable for the payment of assessments and other charges to the Association in accordance with the terms of the Declaration.

IN WITNESS WHEREOF, the Declarant has set its hand on the day and year first written above.

THE CENTENNIAL GROUP, INC.

By Robert Ishii
Its Vice President

ACCEPTANCE

The above Declaration of Annexation is hereby approved and accepted as of the above date.

WESTGREEN TOWNHOUSE ASSOCIATION, INC., an Arizona corporation

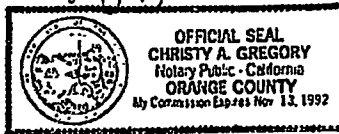
By St. S. Sule
Its PRESIDENT

STATE OF CALIFORNIA)
County of Orange) ss.

The above and foregoing Declaration of Annexation was acknowledged before me this 19th day of March, 1990, by Robert Ishii, as Vice President of The Centennial Group, Inc. for said corporation.

Christy A. Gregory
Notary Public

My Commission Expires:
November 13, 1992



90 227328

EXHIBIT A

PARCEL F

That portion of the Southwest quarter of the Southwest quarter of Section 27, Township 3 North, Range 1 East, of the Gila and Salt River Base and Meridian, City of Peoria, Maricopa County, Arizona and more accurately described as follows:

Commencing at the Southwest corner of said Section 27; thence, N 00°25'43" E along the West line of said Section 27 a distance of 1187.96 feet to a point; thence, N 89°29'27" E a distance of 608.10 feet to a point, said point being the POINT OF BEGINNING; thence, continuing N 89°29'27" E a distance of 409.91 feet to a point; thence, S 00°25'43" W a distance of 207.36 feet to a point; thence, S 89°29'27" W a distance of 406.51 feet to a point; thence, N 00°30'33" W a distance of 207.33 feet to the POINT OF BEGINNING, said parcel contains 84,635 square feet or 1.9429 acres.

sj-02711.doc/4909.0020303