

RECORDING REQUESTED BY/  
WHEN RECORDED MAIL TO:

JUSTIN M. TOWNSEND, ESQ.  
ALLISON MacKENZIE, LTD.  
402 North Division Street  
Post Office Box 646  
Carson City, NV 89703



KAREN ELLISON, RECORDER

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B

**DECLARATION OF ANNEXATION OF  
THE TOWNES AT MONTERRA  
PHASE 3B-2**

This Declaration of Annexation of The Townes at Monterra, Phase 3B-2, made this 12th day of January, 2021, by Town Homes at Monterra III, LLC, a Nevada limited liability company, (the "Declarant"), is made with reference to the following Recitals:

**RECITALS**

**R1.** On December 30, 2019, Declarant recorded that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Townes at Monterra in the Douglas County Recorder's Office as Document No. 2019-940326 (the "Declaration"). The Declaration directly affects certain real property (the "Property") shown on that certain Final Map for The Townes at Monterra Phase 3A, recorded November 22, 2019 in the Douglas County Recorder's Office as Document No. 2019-938681. Capitalized terms not defined herein shall have the meaning given to them in the Declaration;

**R2.** Section 17.1 of the Declaration provides any real property shown on a final subdivision or parcel map of record may be annexed to the Property and shall, thereupon, become subject to the Declaration.

**R3.** By this Declaration of Annexation, recorded pursuant to Article 17.2 of the Declaration, Declarant hereby intends to cause the annexation of Phase 3B-2, to be subject to the Declaration and the rights, powers, and duties of the Association, and does hereby annex Phase 3B-2 into The Townes at Monterra.

NOW THEREFORE, it is hereby declared that Phase 3B-2, owned entirely by the Declarant, as shown on that certain Final Map for Townes at Monterra Phase 3B-2 recorded on September 4, 2020 as Document No. 952000 in the Douglas County Recorder's Office (the "Annexed Property"), is annexed into The Townes at Monterra, and is made subject to the Declaration and subject to the rights, powers and duties of the Association.

Pursuant to Section 17.2(a) of the Declaration, a description of the Annexed Property is attached here as Exhibit A.

Pursuant to Section 17.2(b) of the Declaration, all that portion of the Annexed Property shown as Common Area No. 3 on the above-referenced Final Map, shall be Common Area, which shall be maintained as set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant has hereunto caused these presents to be executed.

TOWN HOMES AT MONTERRA III, LLC,  
as Declarant and as owner of all the property  
shown on that Final Map for The Townes at  
Monterra Phase 3B-2

By: CARTER HILL HOMES, LLC,  
Managing Member

By: *Brandon Hill*  
Brandon Hill, Manager

STATE OF NEVADA            )  
  : ss.  
CARSON CITY                )

On the 12<sup>th</sup> day of January, 2021, personally appeared before me, a notary public, Brandon Hill, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is a Manager of CARTER HILL HOMES, LLC, a Nevada limited liability company, and who further acknowledged to me that he executed the foregoing document on behalf of said limited liability company.



*Renae Lynch*  
NOTARY PUBLIC

2670-001  
1/12/2021

**EXHIBIT 'A'  
DESCRIPTION  
MONTERRA, PHASE 3B-2**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lots 28 through 46, and Common Area No. 3 as shown on the Final Map for The Towns at Monterra Phase 3B-2 filed for record September 4, 2020 in the office of the Recorder, Douglas County, Nevada, as Document No. 952000.

The Basis of Bearing for this description is identical to the Final Subdivision Map for Monterra Phase 1, filed for record August 24, 2005 in said office of Recorder as Document No. 653145.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
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