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(DECANEX.GH 4/12/88)

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

LEVEN & BENEZRA
10850 Wilshire Boulevard
Suite 600
Los Angeles, California 90024
Attn: Marc L. Benezra, Esq.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
JUL 7 1988 AT 8 A.M.
Recorder's Office

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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DECLARATION OF ANNEXATION

FOR

TRACT NO. 45409

THIS DECLARATION OF ANNEXATION is made as of the 13 day of June, 1988, by CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION, a California nonprofit mutual benefit corporation (the "Association"), and THE CRYSTAL SPRINGS PARTNERSHIP, a California general partnership ("Developer"), in connection with that certain planned development (the "Project") commonly known as "Crystal Springs Ranch". (The Association and Developer may hereinafter be referred to collectively as "Declarants".)

RECITALS

WHEREAS, Developer is the owner of certain real property (the "Additional Property") located in the City of Santa Clarita, County of Los Angeles, State of California, as more

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particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to that certain Declaration of Restrictions for Crystal Springs Ranch dated March 2, 1981, and recorded on March 6, 1981, as Instrument No. 81-238112, in the Official Records of Los Angeles County, California, as amended by (i) that certain First Amendment to Declaration of Restrictions for Crystal Springs Ranch dated April 13, 1981, and recorded on April 23, 1981, as Instrument No. 81-408731, in the Official Records of Los Angeles County, California, and (ii) that certain Second Amendment to Declaration of Restrictions for Crystal Springs Ranch dated November 6, 1981, and recorded on December 8, 1981, as Instrument No. 81-1204267, in the Official Records of Los Angeles County, California, and as further amended and restated by that certain Restatement and Amendment of Declaration of Restrictions for Crystal Springs Ranch dated December 19, 1986, and recorded on January 13, 1987, as Instrument No. 87-45748, in the Official Records of Los Angeles County, California (collectively, the "Declaration"), a general plan of development was established for that certain property (the "Property") adjacent to the Additional Property; and

WHEREAS, the members of the Association have unanimously approved of the annexation of the Additional Property; and

WHEREAS, Declarants desire (i) to annex the Additional Property to the Declaration, and (ii) that all owners, mortgagees, occupants and other persons hereinafter acquiring any interest in

the Additional Property, or any part thereof, shall at all times enjoy the benefits of and shall hold their interest(s) subject to the rights, easements, covenants, conditions, restrictions and obligations set forth in the Declaration.

NOW, THEREFORE, Declarants, for the purposes set forth above, hereby declare that all of the Additional Property is annexed to the Declaration and shall be held, sold and conveyed subject to the rights, easements, covenants, conditions, restrictions and obligations set forth therein and herein, all of which are for the purpose of (i) maintaining the established general plan of development for the Property, and (ii) protecting the value and desirability of, and which shall run with, the Additional Property, and be binding upon all parties having any right, title or interest therein, or in any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner of any portion thereof.

ARTICLE I

FURTHER DECLARATIONS

Declarants certify and declare that:

A. The Association has unanimously approved of the annexation of the Additional Property to the Declaration.

B. The name and address of the record owner of the Additional Property is as follows:

The Crystal Springs Partnership
c/o Griffin Homes
15300 Saddleback Road
Santa Clarita, California 91351
Attn: Mr. David L. Griffin

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ARTICLE II

The Additional Property consists of:

Lots 1 through 29, inclusive, of Tract 45409, as per Map recorded in Book 1098, Pages 25 to 27, inclusive, of Maps, in the Official Records of Los Angeles County, California.

ARTICLE III

COVENANTS AND USE RESTRICTIONS

The Additional Property shall be subject to the Article entitled "Use Restrictions" in the Declaration; provided, however, that such Article shall not limit the right of Developer to complete construction of improvements to the Lots (as defined in the Declaration) which comprise the Additional Property, or to alter the foregoing or to construct such additional improvements thereon as Developer deems advisable prior to completion and sale of all of the Lots comprising the Additional Property; provided further that until such completion and sale, Developer reserves to itself easements and rights of way in, over, to, through and across the Lots comprising the Additional Property for drainage, encroachment, ingress and egress to and from same for the purposes of completing improvements thereon, the performance of necessary repair work and for all work required to complete the development and sale of the Additional Property.

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ARTICLE IV

ASSESSMENTS

Subject to any assessment subsidy or maintenance program approved by the California Department of Real Estate, the assessments described in the Declaration shall commence with regard to each Lot within the Additional Property upon the close of the first sale of a Lot in such Additional Property to an owner other than Developer.

ARTICLE V

SUBMISSION TO DECLARATION

Developer hereby submits the Additional Property to the Declaration; provided, however, that Developer shall not be subject to the control of the Architectural Committee (as set forth and defined in the Declaration) with respect to the construction of improvements on or to the Lots which comprise the Additional Property, or to the alteration of the foregoing or to the construction of such additional improvements thereon as Developer deems advisable prior to completion and sale of all of the Lots comprising the Additional Property. "Project" as used in the Declaration shall hereinafter refer to and include the Additional Property. Except as hereinbefore set forth to the contrary, the definitions set forth in Article I of the Declaration shall apply to this Declaration of Annexation.

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ARTICLE VI

VOTING

Developer shall be entitled to one (1) vote for every unsold Lot in the Additional Property notwithstanding that any unsold Lot is not subject to assessment.

ARTICLE VII

DE-ANNEXATION

Prior to the sale of any Lot within the Additional Property to a third (3rd) party, Developer shall have the unilateral right to de-annex the Additional Property from the Declaration by recording a de-annexation in the Official Records of Los Angeles County, California. Developer shall have the right to re-annex to the Declaration all or any portion of the Additional Property which is de-annexed by Developer.

ARTICLE VIII

AMENDMENTS

At any time prior to the sale of any Lot within the Additional Property to a third (3rd) party, Declarants shall have the right to amend this Declaration of Annexation. To be effective, any such amendment shall be in writing, executed by both the Association and Developer and recorded in the Official Records of Los Angeles County, California.

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ARTICLE IX

SEVERABILITY

If any provision of this Declaration of Annexation is held to be illegal, invalid or unenforceable under present or future laws effective during the term thereof, such provision shall be fully severable; this Declaration of Annexation shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part hereof; and the remaining provisions hereof shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance herefrom.

IN WITNESS WHEREOF, this Declaration of Annexation has been executed by Declarants as of the date first hereinabove written.

CRYSTAL SPRINGS
HOMEOWNERS ASSOCIATION,
a California nonprofit
mutual benefit corporation

By: _____
Its: AGENT

By: _____
Its: MEMBER AT LARGE

THE CRYSTAL SPRINGS PARTNERSHIP,
a California general partnership

By: GRIFFIN HOMES,
a California corporation,
General Partner

By: _____
Bruce Freeman
Executive Vice President
and Chief Operating
Officer

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(NOT-2OFF.FF 10/29/87)

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On JUNE 13 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT W. PARMELE and JOHN W. MARCH, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument respectively as the MEMBER AT LARGE and the PRESIDENT on behalf of the corporaton therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

OFFICIAL SEAL
DAVIS J MCLEAN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires DEC 10, 1989

R. Davis J. McLean
Notary Public

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(N-20FFPS.FF 11/09/87)

STATE California)
) SS.
COUNTY OF Los Angeles)

On June 15, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Bruce Freeman and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument respectively as the Executive Vice President ~~and the~~ _____ on behalf of the corporation therein named, and acknowledged to me that such corporation pursuant to its by-laws or a resolution of its board of directors executed the within instrument on behalf of the partnership therein named and that such partnership executed the within instrument.

WITNESS my hand and official seal.

OFFICIAL SEAL
MARY R ROBERTSON
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 23, 1988

_____
Notary Public

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LEGAL DESCRIPTION

Lots 1 through 29, inclusive, of Tract No. 45409, as per Map recorded in Book 1098, Pages 25 to 27, inclusive, of Maps, in the Official Records of Los Angeles County, California.

EXHIBIT "A"

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