



Recorded
 Official Records
 County of
 Santa Barbara
 Joseph E. Holland
 County Clerk Recorder

REC FEE 36.00

11:30AM 18-Dec-2013 JH Page 1 of 8

**RECORDING REQUESTED BY AND WHEN
 RECORDED MAIL TO:**

NEUMILLER & BEARDSLEE
 A PROFESSIONAL CORPORATION
 POST OFFICE BOX 20
 STOCKTON, CALIFORNIA 95201

ATTENTION: REAL ESTATE &
 DEVELOPMENT GROUP

8
 STAN

Space Above for Recorder's Use Only

**VISTAS AT SKYTT MESA
 DECLARATION OF ANNEXATION PHASE THREE
 (LOTS 124 THROUGH 169 OF SUBDIVISION MAP PHASE 4)**

1. **Date and Declarant.** This Declaration of Annexation for Phase Three of the Vistas at Skytt Mesa ("Annexation") is made this 10th day of DECEMBER, 2013, by NWK 1, Inc. a California Corporation ("Declarant"), for the real property described as Lots 124 through 169 as shown on the Subdivision Map of Tract 30,056 Phase 4 Recorded on 12-18-2013, in Book 205, Pages 74 through 80 of Maps, Records of Santa Barbara County, California ("Annexed Property").

2. **Subject to Declaration; Membership in Association.** This Annexation is made pursuant to Sections 8.01 and 8.02 of the Vistas at Skytt Mesa Declaration of Covenants, Conditions and Restrictions dated September 26, 2012 and recorded on November 2, 2012, as Instrument No. 2012-0074428, Records of Santa Barbara County, California ("Declaration"). The Annexed Property is annexed to the Project, as defined in the Declaration, and is subject to the Declaration. Each Lot and each Owner of a Lot of the Annexed Property is subject to the Declaration.

3. **Subsequent Phase.**

A. **Annexed Property.** The Annexed Property is a single Subsequent Phase of the Subdivision.

B. **Building Envelope and Zones.** *Exhibit A* depicts the applicable Building Envelopes, Maintenance Areas, District Entry Areas, District No development Zone and District Open Space that are parts of the Annexed Property.

4. **Incorporation by Reference.** Unless otherwise specified (i) the Exhibits referred to in this Annexation are attached to this Annexation and incorporated into this Annexation by this reference and (ii) all recorded documents referred to in this Annexation are incorporated into this Annexation by this reference.

5. **Application of Terms.** Any term or phrase shown in quotes within parentheses shall have the meaning of the term or phrase that immediately precedes the initial use of the term or phrase shown in quotes within the parentheses. The capitalization of the first letter of any term used in this

Annexation, other than proper names and terms or phrases defined in this Annexation, indicates that such term is defined in the Declaration and shall have the meaning set forth in the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Annexation the day and year written in Section 1 of this Annexation.

NWK 1, INC.
a California corporation

By: Karin Koers
Karin Koers
its Senior Vice President

By: Roy Sereni
Roy Sereni
its Vice President

Acknowledgements on Following Page

ACKNOWLEDGMENT

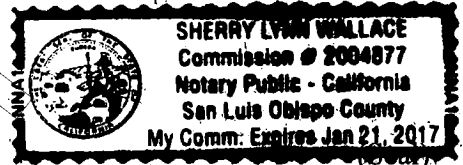
STATE OF CALIFORNIA)
)
COUNTY OF San Luis Obispo)

On December 10, 2017, before me, Sherry Lynn Wallace Notary Public, personally appeared Karin Koers, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sherry Lynn Wallace



ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF San Luis Obispo)

On December 10, 2017, before me, Sherry Lynn Wallace Notary Public, personally appeared Ray Soren, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sherry Lynn Wallace

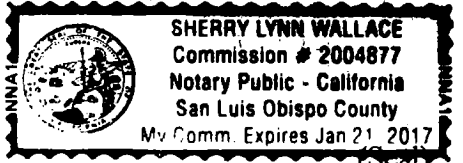
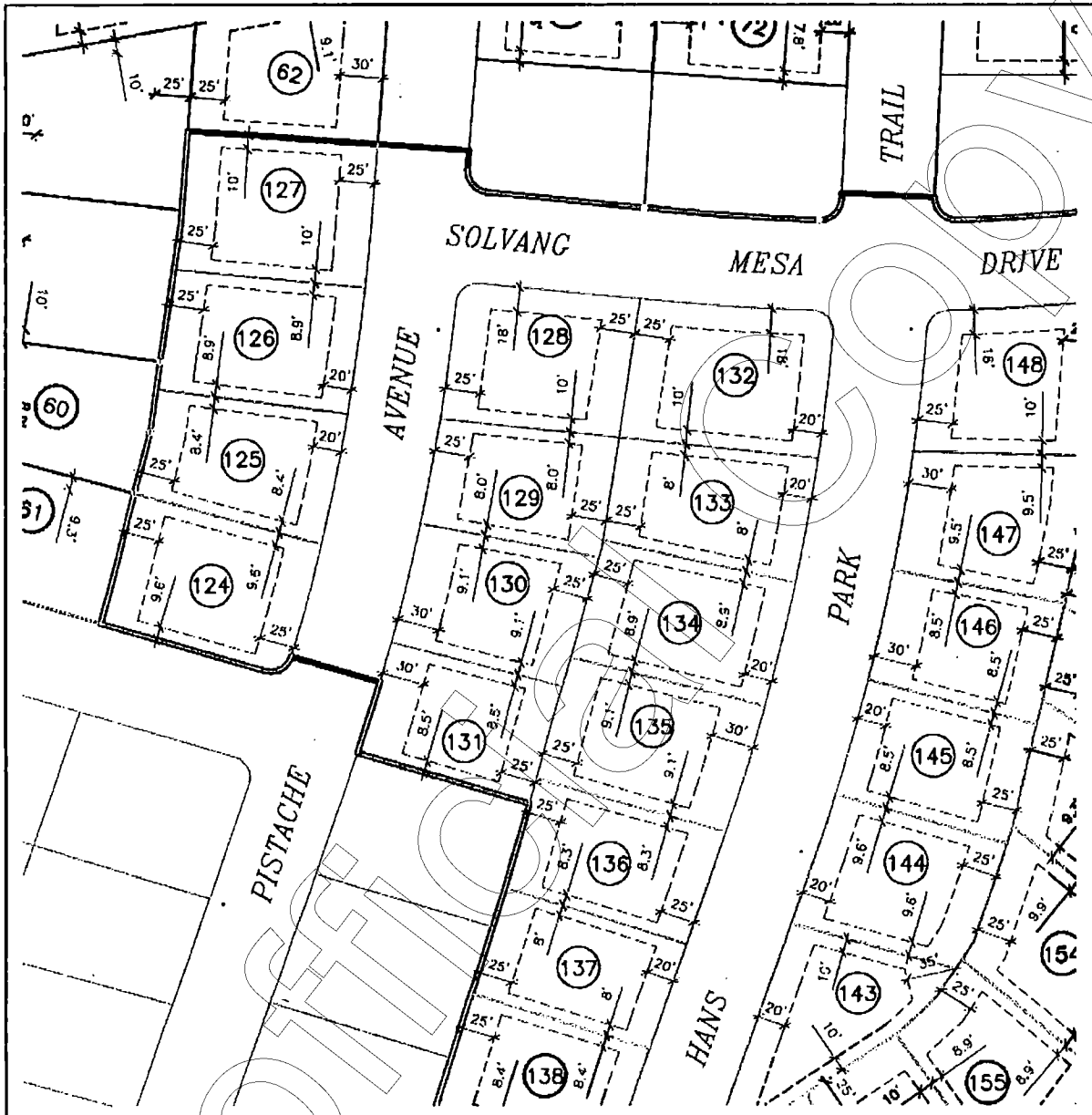


EXHIBIT A

**DEPICTIONS OF THE BUILDING ENVELOPE AND OTHER ZONES
ON EACH LOT OF THE ANNEXED PROPERTY.**

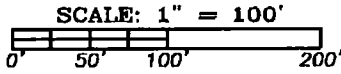
[See the Attached]

Unofficial Copy



LEGEND

 PUBLIC OPEN SPACE
 MAINTAINED BY LLMD

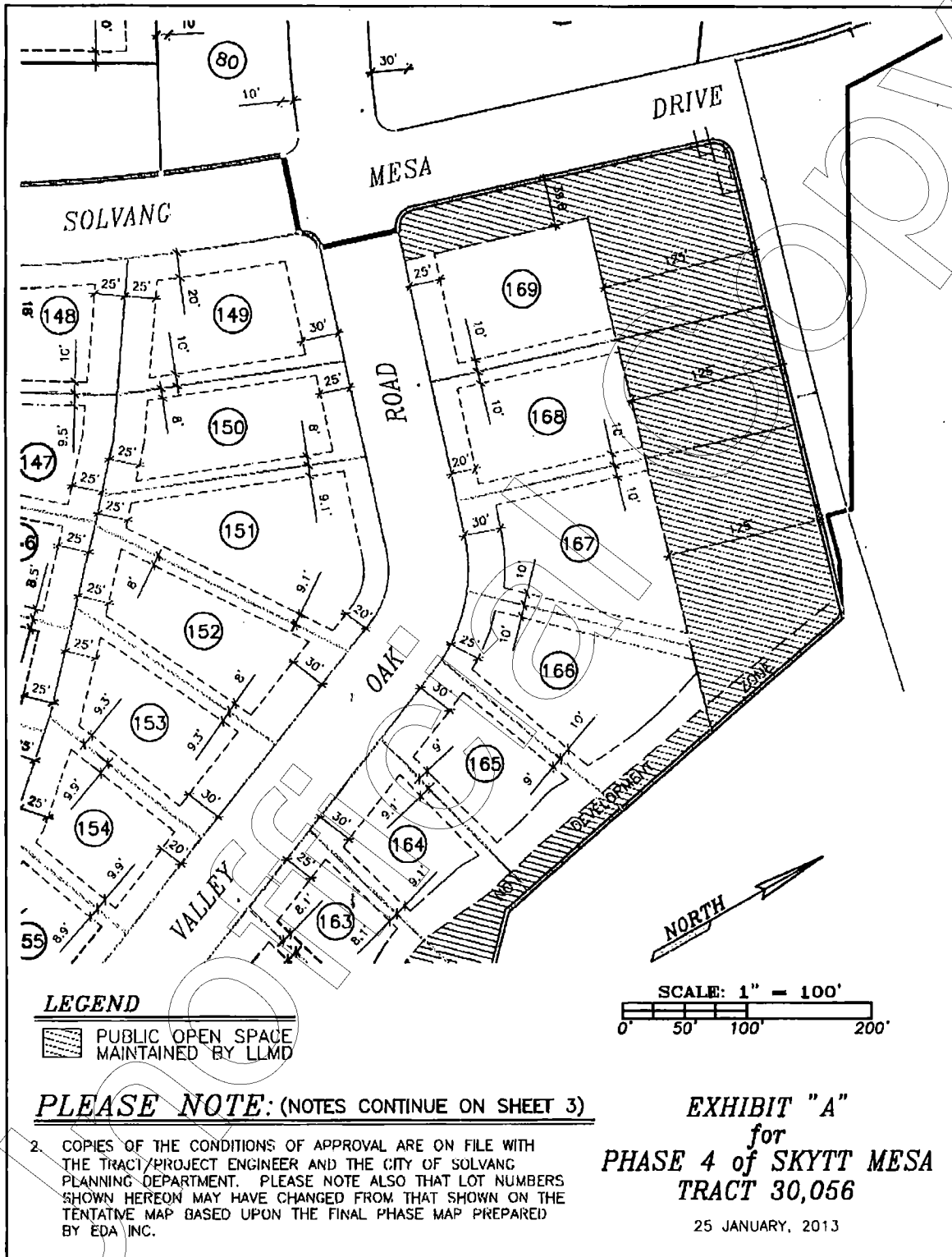


PLEASE NOTE: (NOTES CONTINUE ON SHEET 2)

1. CONDITIONS OF APPROVAL AS ADOPTED MAY 27, 2003 AND REVISED ON JUNE 27, 2011 BY THE CITY COUNCIL OF THE CITY OF SOLVANG EXIST FOR THIS PROJECT. ALL PERSONS INVOLVED IN OVERSEEING THE CONSTRUCTION OF AND/OR ACTUAL CONSTRUCTION OF THIS PROJECT, THEIR SUBORDINATES OR DESIGNATED AGENTS SHALL FAMILIARIZE THEMSELVES WITH ALL PROJECT CONDITIONS AS THEY WILL BE HELD RESPONSIBLE FOR COMPLETING THE PROJECT IN CONFORMANCE WITH SAID CONDITIONS.

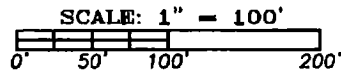
EXHIBIT "A"
 for
PHASE 4 of SKYTT MESA
TRACT 30,056

25 JANUARY, 2013



LEGEND

 PUBLIC OPEN SPACE MAINTAINED BY LLM



PLEASE NOTE: (NOTES CONTINUE ON SHEET 3)

2 COPIES OF THE CONDITIONS OF APPROVAL ARE ON FILE WITH THE TRACT/PROJECT ENGINEER AND THE CITY OF SOLVANG PLANNING DEPARTMENT. PLEASE NOTE ALSO THAT LOT NUMBERS SHOWN HEREON MAY HAVE CHANGED FROM THAT SHOWN ON THE TENTATIVE MAP BASED UPON THE FINAL PHASE MAP PREPARED BY EDA INC.

EXHIBIT "A"
 for
PHASE 4 of SKYTT MESA
TRACT 30,056

25 JANUARY, 2013

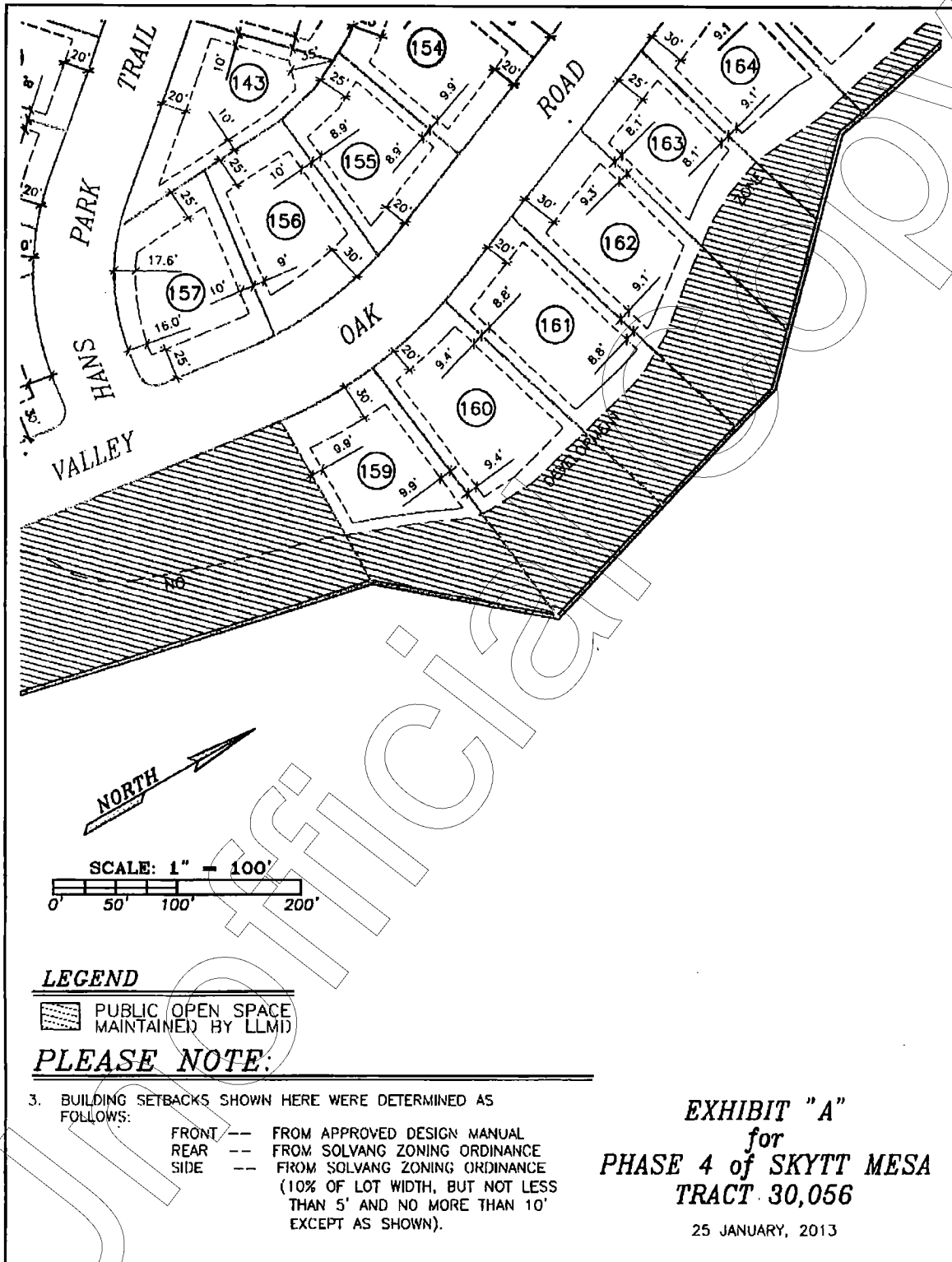
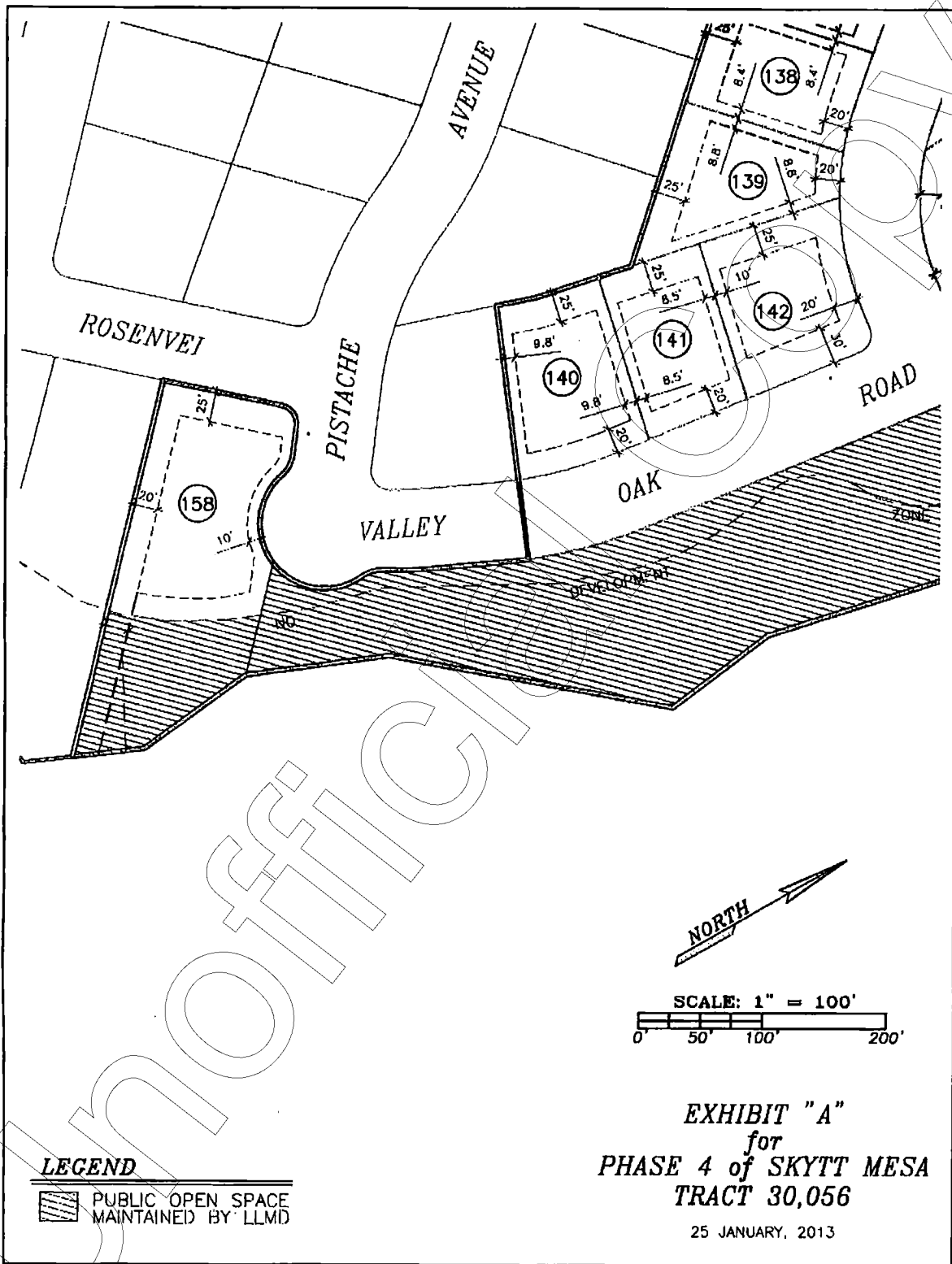


EXHIBIT "A"
 for
PHASE 4 of SKYTT MESA
TRACT 30,056

25 JANUARY, 2013

SHEET 3 of 4



LEGEND

 PUBLIC OPEN SPACE
MAINTAINED BY LLMD

EXHIBIT "A"
for
PHASE 4 of SKYTT MESA
TRACT 30,056

25 JANUARY, 2013

SHEET 4 of 4