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ATTENTION: REAL ESTATE &
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**VISTAS AT SKYTT MESA
DECLARATION OF ANNEXATION PHASE TWO
(LOTS 85 THROUGH 123 OF SUBDIVISION MAP PHASE 3)**

1. **Date and Declarant.** This Declaration of Annexation for Phase Two of the Vistas at Skytt Mesa ("Annexation") is made this 12th day of February, 2013, by NWK 1, Inc. a California Corporation ("Declarant"), for the real property described as Lots 85 through 123 as shown on the Subdivision Map of Tract 30,056 Phase 3 Recorded on 3-8 2013, in Book 205 Pages 63 through 68 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.

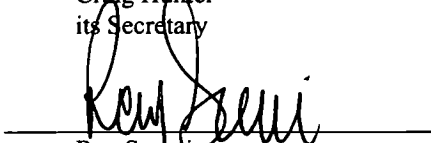
5. **Application of Terms.** Any term or phrase shown in quotes within parentheses shall have the meaning of the term or phrase that immediately precedes the initial use of the term or phrase shown in quotes within the parentheses. The capitalization of the first letter of any term used in this

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: 
Craig Hunter
its Secretary

By: 
Ray Sereni
its Vice President

Acknowledgements on Following Page

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF Placer)

On February 12, 2013, before me, Jessica Havens, Notary Public, personally appeared Craig Hunter and Ray Sereni, 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 [Handwritten Signature]



(Seal)

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, 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 _____

(Seal)

EXHIBIT A

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

[See the Attached]

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