

When Recorded Mail To:

Fennemore Craig
3003 North Central Avenue
Suite 2600
Phoenix, Arizona 85012-2913
Attention: Jay Kramer

(SPACE ABOVE FOR RECORDER'S USE)

SUPPLEMENTAL DECLARATION
FOR
VISTA MONTAÑA ESTATES
PHASE THREE,
LOTS 355 THRU 378 AND COMMON AREAS "A" (PRIVATE STREETS),
"C" (PRIVATE DRAINAGE FACILITIES), AND "D" (PRIVATE LANDSCAPE AREAS)

SUPPLEMENTAL DECLARATION

This SUPPLEMENTAL DECLARATION FOR VISTA MONTAÑA ESTATES PHASE THREE ("Supplemental Declaration") is made as of January 28, 2005, by Talaco Development, Inc., an Arizona corporation ("Declarant").

RECITALS

A. Declarant is the owner of certain real property located in Pima County, Arizona (the "Property"), which Declarant has subjected to that certain Declaration of Covenants, Conditions, and Restrictions, dated September 2, 2004, and recorded on October 15, 2004, at Docket 12408, Page 771, in the official records of Pima County, Arizona, as the same may be amended from time to time (the "Master Declaration"). Unless otherwise specified herein, all defined terms shall have the meaning set forth in the Master Declaration.

B. Declarant is the owner of that certain real property more specifically described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Parcel").

C. Pursuant to Section 15 of the Master Declaration, Declarant has reserved the right to annex certain real property and improvements to the Master Declaration, thereby subjecting such real property and improvements to the Master Declaration.

D. Declarant now desires to annex the Parcel to the Master Declaration as set forth below. The annexation of real property as set forth herein constitutes Phase Three of the Project commonly known as "Vista Montaña Estates."

E. Upon recordation of this Supplemental Declaration, the Master Declaration shall be deemed amended to include the real property described in this Supplemental Declaration.

DECLARATIONS

NOW, THEREFORE, Declarant hereby amends the Master Declaration as follows:

1. Unless otherwise expressly defined herein, all capitalized terms herein shall have the same meaning given to them in the Master Declaration.

2. As supplemented by this Supplemental Declaration, the Master Declaration shall remain in full force and effect.

3. The Parcel is hereby annexed to the Property and subjected to the Master Declaration in all respects. The Parcel shall hereafter be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, conditions, restrictions, assessments, charges, servitudes, liens, reservations, easements, privileges and rights set forth in the Master Declaration, all of which shall run with the land and be binding upon the Parcel and all parties having or acquiring any right, title or interest in or to the Parcel, or any part thereof, and shall inure to the benefit of the Parcel and the Owners of all interests therein.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed as of the day and year first above-written.

“DECLARANT”

TALACO DEVELOPMENT, INC., an Arizona corporation

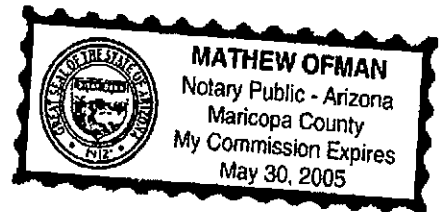
By: Ross M. Cooper
Name: Ross M. Cooper
Title: Secretary

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 28 day of Jan, 2005 by Ross M. Cooper, the Secretary of Talaco Development, Inc., an Arizona corporation, on behalf thereof.

Mathew Ofman
Notary Public

My Seal and Commission Expiration Date: May 30, 2005



December 16, 2003
22277-3

Exhibit "A"
Legal Description

Phase 3 Parcel

All that portion of the southwest one-quarter of Section 19, Township 15 South, Range 15 East, Gila and Salt River Meridian, Pima County, Arizona and being more particularly described as follows:

Commencing at the southwest corner of said Section 19, thence South $88^{\circ} 00' 00''$ East along the southerly line of said Section 19 a distance of 75.00 feet to the easterly right-of-way line of Wilmot Road;

Thence North $00^{\circ} 01' 11''$ West along said easterly line, 949.44 feet;

Thence South $87^{\circ} 59' 42''$ East, 145.05 feet to the True Point of Beginning;

Thence South $00^{\circ} 02' 00''$ East, 190.94 feet;

Thence South $88^{\circ} 00' 20''$ East, 110.07 feet;

Thence South $00^{\circ} 02' 00''$ East, 11.14 feet to a point of curvature;

Thence southeasterly along said curve concave to the northeast having a central angle of $87^{\circ} 58' 20''$ a radius of 18.00 feet and an arc length of 27.64 feet to a point of tangency;

Thence South $88^{\circ} 00' 20''$ East, 646.02 feet;

Thence North $00^{\circ} 04' 13''$ East, 219.30 feet;

Thence North $87^{\circ} 59' 42''$ West, 773.87 feet to the True Point of Beginning.

Containing 3.82 acres of land more or less.

