

DECLARATION OF ANNEXATION
(Hidden Pointe)

_____ This Declaration of Annexation (Hidden Pointe) is made this 15th day of November, 2005, by the Hidden Pointe Homeowners Association, Inc., a Colorado nonprofit corporation.

WITNESSETH

WHEREAS, a certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Castle Pines North was recorded on October 22, 1984, in Book 544 at Page 588, Reception No. 338148, in the office of the Clerk and Recorder of Douglas county, Colorado, as amended and supplemented from time to time ("Master Declaration"); and

WHEREAS, Hidden Point Homeowners Association, Inc. is a Colorado nonprofit corporation created for the purposes, charged with the duties, and invested with the powers prescribed by law, the Colorado Common Interest Ownership Act, its Articles of Incorporation, Bylaws, and the Declaration of Covenants, Conditions and Restrictions of Hidden Pointe recorded May 20, 1996 in Book 1342, Page 1655 in the office of the Clerk and Recorder of Douglas County, Colorado ("Hidden Pointe Declaration"); and

WHEREAS, the Hidden Pointe Declaration was amended by that particular First Amendment to the Declaration of Covenants, Conditions and Restrictions of Hidden Pointe ("Hidden Pointe Declaration Amendment") which was recorded on Nov 16, 2005 at Reception No. 2005-110335 in the office of the Clerk and Recorder of Douglas County, Colorado; and

WHEREAS, the Hidden Pointe Homeowners Association, Inc. is authorized by the owners of property subject to the Hidden Pointe Declaration and the Hidden Pointe Declaration Amendment to execute this Declaration of Annexation for and on their behalf; and

WHEREAS, the property subject to the Hidden Pointe Declaration and the Hidden Pointe Declaration Amendment is described in Exhibits A and B to the Hidden Pointe Declaration, and is hereafter referred to as the "Property"; and

WHEREAS, the Property constitutes "Adjoining Lands" as defined in the Master Declaration; and

WHEREAS, Section 3.6 of the Master Declaration permits the application to subject Adjoining Lands to the Master Declaration by the owner or owners of such Adjoining Lands, and upon consent of the Board of Directors of the Castle Pines North Association, Inc. ("Master Association") the Adjoining Lands may be annexed into the Master Association; and

WHEREAS, the Hidden Pointe Homeowners Association, Inc. and the Master Association have previously entered into an Amended and Restated Parks Authority Agreement

dated March 8, 2005 and recorded March 10, 2005 at Reception Number 2005020904 in the offices of the Clerk and Recorder of Douglas County, Colorado, whereby, among other provisions, the Property would be annexed into the Master Association and to subject the Property to the provisions of the Master Declaration, and the parties agree to the annexation of the Property upon and subject to the terms and provisions set forth in the Amended and Restated Parks Authority Agreement; and

WHEREAS, the Hidden Pointe Homeowners Association, Inc. believes that mutual interests of the owners and users of the Property will be served if the Property is subject to the Master Declaration.

NOW THEREFORE, pursuant to the provisions of the Master Declaration and the Application and Agreement, the Hidden Pointe Homeowners Association, Inc. hereby subjects the Property to the provisions of the Master Declaration upon and subject to the following conditions, stipulations, requirements, terms and provisions:

1. In the event of any conflict between the Master Declaration and the Hidden Pointe Declaration or the Hidden Pointe Declaration Amendment, the Hidden Pointe Declaration, as amended, shall control. In the case of any conflict between the Hidden Pointe Declaration, as amended, and the Design Guidelines (as defined in the Master Declaration), the Hidden Pointe Declaration, as amended, shall control. The Hidden Pointe Declaration, as amended, shall constitute and be deemed to be a Supplemental Declaration as defined in the Master Declaration, and the Hidden Pointe Homeowners Association, Inc. shall constitute and be deemed to be a Subassociation as defined in the Master Declaration.
2. There shall be one Delegate District in the Master Association for the Property. The Delegate shall be appointed as determined by the Hidden Pointe Homeowners Association, Inc.. Further, each Lot as defined in the Hidden Pointe Declaration shall constitute a Privately Owned Site as defined in the Master Declaration, and, subject to the preceding sentence, the voting rights allocated to Privately Owned Sites in the Master Declaration shall be the same as the voting rights which are allocated to Lots in the Hidden Pointe Declaration.
3. Common Areas (as defined in the Hidden Pointe Declaration) which are owned by the Hidden Pointe Homeowners Association, Inc., or the use of which is limited to members of one or more, but less than all of the Subassociations, shall not constitute Common Areas under the Master Declaration and, therefore, shall be subject to the use and enjoyment only of those persons as provided in the Hidden Pointe Declaration and shall not be subject to the use and enjoyment of other persons not subject to the Hidden Pointe Declaration.
4. From and after the date of recording this Declaration of Annexation, each Owner of a Lot subject to the Hidden Pointe Declaration and the Hidden Pointe Declaration Amendment shall have all rights, privileges and obligations of an Owner of a Privately Owned Site under the Master Declaration.

In Witness Whereof, the Hidden Pointe Homeowners Association, Inc. has executed this Declaration of Annexation as of the day and year first written above.

Hidden Pointe Homeowners Association, Inc.
a Colorado nonprofit corporation

By: [Signature] Title: President

State of Colorado)
)ss.
County of Alamosa)

The foregoing instrument was acknowledged before me this 15th day of November, 2005 by Richard Schaefer as President of Hidden Pointe Homeowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: July 1, 2006

G. D. Hunt
Notary Public

The foregoing Declaration of Annexation is hereby approved by the Master Association, and the Property is hereby annexed into the Master Association.

Dated this 15 day of November, 2005.

Master Association:

Castle Pines North Association, Inc., a Colorado nonprofit corporation

By: Sandra Meyer Title President

State of Colorado)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me this 16th day of November, 2005 by Linda Nuzum as President of Castle Pines North Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 11-3-09

Janet C. Burnham
Notary Public



EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

(Green Valley Subdivision description) and Coyote Ridge Park

Douglas County,
Colorado