

LAW OFFICES

**Lynn, Jackson, Shultz & Lebrun, P.C.**

LAWYERS ALSO ADMITTED IN MINNESOTA, IOWA, NORTH DAKOTA, AND WYOMING

[www.lynnjackson.com](http://www.lynnjackson.com)

A Global Association of 125 Independent Law Firms

REPLY TO: Rapid City 605-342-2592

909 ST. JOSEPH STREET  
SUITE 800  
RAPID CITY, SD 57701  
605-342-2592  
FAX 605-342-5185

110 N. MINNESOTA AVENUE  
SUITE 400  
SIOUX FALLS, SD 57104  
605-332-5999  
FAX 605-332-4249

135 E. COLORADO BOULEVARD  
SPEARFISH, SD 57783-2755  
605-722-9000  
FAX 605-722-9001

*From the offices of Erika S. Olson*  
e-mail address: [eolson@lynnjackson.com](mailto:eolson@lynnjackson.com)  
Sender's Direct Line -- 605-791-6469

October 24, 2018

Mr. Brett Grosz  
Hart Ranch Development Co.  
23645 Clubhouse Drive  
Rapid City, SD 57702

Re: Hart Ranch Development Co. - Anna Court HOA  
Our File No. 170119-00008

Dear Brett:

I have enclosed with this letter the original recorded Notice of Annexation for the new lots (59 – 62, 64, 65) on Anna Court. I have kept a copy for my file. You should put this with the books/records for Anna Court.

Let me know if you have any questions.

Sincerely,

LYNN, JACKSON, SHULTZ & LEBRUN, P.C.



Erika S. Olson

ESO:kat  
Enc.



\$30.00

Pgs: 3

**A201814190**

October 19, 2018 9:13 AM

Donna M. Mayer  
Pennington County, SD

Prepared by:  
Erika S. Olson  
Lynn, Jackson, Shultz & Lebrun, P.C.  
909 St. Joseph Street, Suite 800  
Rapid City, SD 57701  
(605) 342-2592

**NOTICE OF ANNEXATION TO COVENANTS -  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR ANNA COURT, A PLANNED RESIDENTIAL  
DEVELOPMENT AT HART RANCH RESORT**

THIS NOTICE IS GIVEN, on the date hereinafter set forth by Hart Ranch Development Company, a South Dakota corporation, of Rapid City, Pennington County, South Dakota, hereinafter referred to as "Hart Ranch."

**BACKGROUND:**

1. Hart Ranch is the owner of certain property in the County of Pennington and State of South Dakota, which is more particularly described as:

Lot 59 through 62, inclusive, and Lots 64 and 65 in Village on the Green No. 2 Subdivision, formerly a portion of Hart Ranch Golf Course Parcel of Hart Ranch Development located in SE1/4NE1/4 of Section 13, T1S, R7E, BHM, as shown on the plat recorded as Document No. A201812673 in the Office of the Register of Deeds, Pennington County, South Dakota.

2. Hart Ranch has previously filed the Declaration of Covenants, Conditions and Restrictions of Anna Court, a Planned Residential Development at Hart Ranch Resort dated May 21, 2015 and recorded as Document No. A201506554 on May 21, 2015, at 9:21 a.m. in the Office of the Register of Deeds of Pennington County, South Dakota, which Declaration provides at Article XI, Section 5, that additional land within the area described therein as Hart Ranch Golf Course Parcel less Village on the Green

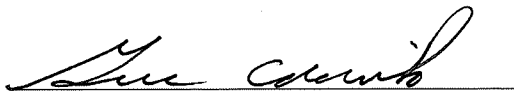
Subdivision may be annexed thereto by the Declarant of such Declaration without the consent of the members of Anna Court Homeowners' Association, Inc., Inc. subject to all of the terms thereof, and

3. The above-described property is located within the area provided for such annexation, and
4. Hart Ranch is the Declarant of the above described Declaration, and
5. Hart Ranch has decided to annex the property described above to Anna Court, subject to all of the covenants, conditions and restrictions of record.

NOW, THEREFORE, Hart Ranch hereby declares and gives notice that all of the property described above shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions contained in that certain Declaration of Covenants, Conditions and Restrictions of Anna Court, a Planned Residential Development at Hart Ranch Resort dated May 21, 2015 and recorded as Document No. A201506554 on May 21, 2015, at 9:21 a.m. in the Office of the Register of Deeds of Pennington County, South Dakota, for all the purposes set forth therein, as the same may be amended from time to time, which covenants, conditions and restrictions are intended to run with the real property and be binding upon all parties having any right, title or interest in the described property or any part thereof, including their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

Dated this 12th day of October, 2018.

HART RANCH DEVELOPMENT COMPANY



By: Gene Addink

Its: Secretary

State of South Dakota     )  
  ) ss:  
County of Pennington     )



On this the 12<sup>th</sup> day of October, 2018, before me, the undersigned officer, personally appeared Gene Addink who acknowledged himself to be the Secretary of Hart Ranch Development Company, a South Dakota corporation, and that he, as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public, South Dakota

My Commission Expires: January 23, 2023

