

WHEN RECORDED, RETURN TO:

**RICHARDS & KIMBLE, P.C.**  
2040 E. Murray-Holladay Rd., Suite 102  
Salt Lake City, UT 84117  
(801) 274-6800

ENT 88268:2007 PG 1 of 7  
**RANDALL A. COVINGTON**  
**UTAH COUNTY RECORDER**  
2007 Jun 18 11:57 am FEE 23.00 BY SW  
RECORDED FOR COMMERCE LAND TITLE INCORPO  
ELECTRONICALLY RECORDED

**NOTICE TO SELLERS, BUYERS and TITLE COMPANIES OF THE  
EXISTENCE OF HOMEOWNERS ASSOCIATION and  
FEE OBLIGATIONS DUE ON PURCHASE**

**BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES** either owning, purchasing or assisting with the closing of a transaction within the TRAVERSE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION, that a certain Declaration of Conditions, Covenants and Conditions ("Master Declaration") recorded as Entry No. 88194:2007, Book —, Page —, in the recorder's office of Utah County and that the undersigned, on behalf of the TRAVERSE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION hereby notifies all parties that:

1. They are purchasing and selling property within a master planned community operated and managed by a homeowners association with covenants, conditions and restrictions affecting said property, including annual assessments for the preservation of the properties.

2. At the closing of a sale on any lot or unit, the Master Declaration imposes an initial "TRANSFER FEE" which is required to be paid to the Association upon purchase of any Lot or Unit within the TRAVERSE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION. Such "transfer fee" shall be in addition to any proration of the monthly installment of the annual assessment provided for in the Master Declaration. Title companies are requested to contact the Association or its agents to determine whether any outstanding liens or fees apply to any lot or unit. Presently, the Association can be contacted at 801-407-6712 or via the number above.

3. The seller, buyer or title company involved in the transaction must contact the community manager with the name and mailing address of the purchaser and the title shall collect the appropriate transfer fee for the Association from escrow at the close of the transaction.

DATE FILED: 4/30, 2007 TRAVERSE MOUNTAIN MASTER HOA

By: [Signature]  
John D. Richards, Esq.

STATE OF UTAH    )  
                                  ) ss  
County of Salt Lake )

John D. Richards, personally appeared and acknowledged that he has knowledge of the facts set forth in the claim of lien and that he believes that all statements made in the claim of lien are true and correct.

Subscribed and sworn to before me on 4/30, 2007.

[Signature]  
Notary Public for Utah: \_\_\_\_\_

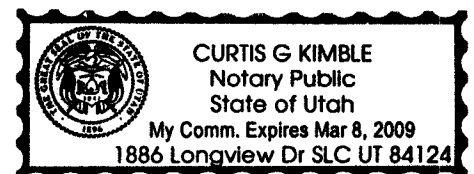


EXHIBIT D

DESCRIPTION OR DEPICTION  
OF MASTER ASSOCIATION PROPERTY IN PLAT A

Plat - A

A Subdivision lying and situate in Section 25, Township 4 South, Range 1 West, and Sections 30 & 31, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah County, Utah. Basis of Bearing for subject parcel being North 00°17'58" West 2648.83 feet (measured) between the Utah County brass cap monuments monumentalizing the East line of the Southeast Quarter of said Section 30. Subject parcel being more particularly described as follows:

Beginning at a point on the Southerly right of way line of the Provo Reservoir Canal, (A.K.A. the "Murdock Canal"), as shown on that certain record of survey certified by John B. Stahl, Cornerstone Professional Land Surveys, project number PRW9601, filed as survey number 98-186 in the office of the Utah County Surveyor, and a point on the Northerly right of way line of State Road 92, said point being located SOUTH 1034.33 feet and WEST 1502.13 feet from said Southeast corner of Section 30; thence the following 3 (three) courses coincident with said road right of way (1) South 79°43'26" West, 73.23 feet to a point of curvature; (2) Westerly 777.29 feet along the arc of a 5646.95 foot radius curve to the right (center bears North 10°16'34" West) thru a central angle of 07°53'12" to a point of tangency; (3) South 87°36'38" West, 2052.76 feet to a point on the Easterly line of a 200.00 foot Rail Road right of way; Thence North 41°37'36" West, 100.00 feet coincident with said right of way; Thence North 33°07'41" East, 1563.97 feet to a point on the Southerly right of way line of said Provo Reservoir Canal; Thence North 06°05'10" East, 90.07 feet to a point the Northerly right of way of said canal and a point on the arc of a non-tangent curve; Thence the following 45 (forty five) courses coincident with said canal right of way (1) Northwesterly 76.77 feet along the arc of a 165.00 foot radius curve to the right (center bears North 08°24'42" East) thru a central angle of 26°39'30" to a point of tangency; (2) North 54°55'48" West 104.50 feet to a point of curvature; (3) Northwesterly 104.08 feet along the arc of a 435.00 foot radius curve to the left (center bears South 35°04'12" West) thru a central angle of 13°42'30" to a point of tangency; (4) North 68°38'18" West 126.90 feet to a point of curvature; (5) Northwesterly 98.48 feet along the arc of a 365.00 foot radius curve to the right (center bears North 21°21'42" East) thru a central angle of 15°27'30" to a point of tangency; (6) North 53°10'48" West 63.40 feet to a point of curvature; (7) Northwesterly 101.48 feet along the arc of a 965.00 foot radius curve to the right (center bears North 36°49'12" East) thru a central angle of 06°01'30" to a point of tangency; (8) North 47°09'18" West 150.80 feet to a point of curvature; (9) Westerly 109.78 feet along the arc of a 135.00 foot radius curve to the left (center bears South 42°50'42" West) thru a central angle of 46°35'30" to a point of tangency; (10) South 86°15'12" West 5.30 feet to a point of curvature; (11) Northwesterly 82.36 feet along the arc of a 165.00 foot radius curve to the right (center bears North 03°44'48" West) thru a central angle of 28°36'00" to a point of tangency; (12) North 65°08'48" West 345.80 feet to a point of curvature; (13) Northwesterly 52.87 feet along the arc of a 115.00 foot radius curve to the right (center bears North 24°51'12" East) thru a central angle of 26°20'30" to a point of tangency; (14) North 38°48'18" West 234.02 feet; (15) North 51°11'42" East 15.00 feet; (16) North 38°48'18" West 541.98 feet to a point of curvature; (17) Southwesterly 168.75 feet along the arc of a 150.00 foot radius curve to the left (center bears South 51°11'42" West) thru a central angle of 64°27'30" to a point of

tangency; (18) South 76°44'12" West 185.80 feet; (19) South 13°15'48" East 10.00 feet along a radial line to a point on the arc of a 110.00 foot radius curve; (20) Northwesterly 69.00 feet along the arc of said 110.00 foot radius curve to the right (center bears North 13°15'48" West) thru a central angle of 35°56'30" to a point of tangency; (21) North 67°19'18" West 275.90 feet to a point of curvature; (22) Northwesterly 79.19 feet along the arc of a 185.00 foot radius curve to the right (center bears North 22°40'42" East) thru a central angle of 24°31'30" to a point of tangency; (23) North 42°47'48" West 6.40 feet to a point of curvature; (24) Northwesterly 85.56 feet along the arc of a 185.00 foot radius curve to the right (center bears North 47°12'12" East) thru a central angle of 26°30'00" to a point of tangency; (25) North 16°17'48" West 4.60 feet to a point on the arc of a 360.00 foot radius curve; (26) Northwesterly 95.35 feet along the arc of said 360.00 foot radius curve to the right (center bears North 73°42'12" East) thru a central angle of 15°10'30" to a point; (27) North 01°07'18" West 84.40 feet to a point on the arc of a 200.00 foot radius curve; (28) Northwesterly 152.05 feet along the arc of said 200.00 foot radius curve to the left (center bears South 88°52'42" West) thru a central angle of 43°33'30" to a point; (29) North 44°40'48" West 136.10 feet to a point of curvature; (30) Southwesterly 171.64 feet along the arc of a 120.00 foot radius curve to the left (center bears South 45°19'12" West) thru a central angle of 81°57'00" to a point; (31) South 53°22'12" West 205.02 feet; (32) South 36°37'48" East 5.00 feet; (33) South 53°22'12" West 104.68 feet to a point of curvature; (34) Northwesterly 54.47 feet along the arc of a 65.00 foot radius curve to the right (center bears North 36°37'48" West) thru a central angle of 48°01'00" to a point of tangency; (35) North 78°36'48" West 45.80 feet to a point of curvature; (36) Northwesterly 253.93 feet along the arc of a 490.00 foot radius curve to the right (center bears North 11°23'12" East) thru a central angle of 29°41'30" to a point of tangency; (37) North 48°55'18" West 323.80 feet to a point on the arc of a 65.00 foot radius curve; (38) Northeasterly 137.52 feet along the arc of said 65.00 foot radius curve to the right (center bears North 41°04'42" East) thru a central angle of 121°13'00" to a point of tangency; (39) North 72°17'42" East 5.00 feet to a point of curvature; (40) Northeasterly 82.78 feet along the arc of said 335.00 foot radius curve to the left (center bears North 17°42'18" West) thru a central angle of 14°09'30" to a point; (41) North 58°08'12" East 45.30 feet to a point of curvature; (42) Northeasterly 116.75 feet along the arc of a 135.00 foot radius curve to the left (center bears North 31°51'48" West) thru a central angle of 49°33'01" to a point on a radial line; (43) South 81°24'48" East 20.00 feet (44) North 08°35'12" East 340.36 feet; (45) North 89°46'48" West 325.57 feet; Thence North 58°14'01" East 1157.87 feet; Thence North 32°03'41" West, 75.45 feet; Thence North 56°59'58" East, 80.01 feet to a point on the arc of a 10.00 foot radius curve; Thence Southeasterly 15.71 feet along the arc of said 10.00 foot radius curve to the Left (center bears North 57°56'19" East) thru a central angle of 90°00'00" to a point; Thence South 44°30'03" East 69.63 feet; Thence North 57°56'19" East 344.03 feet to a point of curvature; Thence Southeasterly 221.35 feet along the arc of a 1171.00 foot radius curve to the right (center bears South 32°03'41" East) thru a central angle of 10°49'49" to a point; Thence Southeasterly 511.63 feet along the arc of a 636.53 foot radius curve to the left (center bears North 73°06'26" East) thru a central angle of 46°03'11"; Thence South 62°51'52" East 695.15 feet; Thence South 27°08'08" West 63.34 feet; Thence South 57°06'41" East 145.56 feet; Thence North 37°07'11" East 504.20 feet; Thence South 41°58'06" East 963.04 feet; Thence

South 88°22'28" West 129.07 feet; Thence South 82°36'40" West 82.57 feet; Thence South 35°00'51" West 51.69 feet; Thence South 12°46'27" East 144.88 feet; Thence South 25°35'38" East 374.51 feet; Thence South 40°24'50" East 342.59 feet; Thence North 49°41'31" East 35.31 feet; Thence South 50°23'45" East 109.31 feet; Thence South 41°27'45" East 236.78 feet; Thence South 44°49'12" East 236.66 feet; Thence South 46°00'25" East 139.50 feet; Thence South 52°05'32" East 653.47 feet; Thence South 36°10'44" West 416.83 feet; Thence South 57°14'11" East 326.56 feet; Thence South 33°30'07" West 446.38 feet; Thence South 33°30'07" West 81.21 feet; Thence South 66°23'12" East 1149.18 feet; Thence South 18°47'01" West 439.11 feet; Thence South 53°44'18" East 360.75 feet to a point on the arc of a 755.87 foot radius curve; Thence Southeasterly 58.25 feet along the arc of said 755.87 foot radius curve to the left (center bears North 36°15'37" East) thru a central angle of 04°24'56" to the point of beginning.

Less and Excepting that portion lying within the bounds of the Provo Reservoir Canal Right of Way, as physically located by that certain record of survey certified by John B. Stahl and filed as survey number 98-186 in the office of the Utah County Surveyor, and as deeded to the United States of America and Provo Reservoir Company by the following documents: Warranty Deed, recorded June 07, 1939, as Entry Number 5657, in Book 348, at Page 245 of Official Records; and Land Purchase Contract, recorded September 15, 1945, as entry Number 7688, in Book 484, at Page 266 of Official Records, and Warranty Deed recorded July 23, 1947, as Entry Number 8697, in Book 481, at Page 545 of Official Records.

PARCEL CONTAINS 250.96 ACRES

**EXHIBIT "D"****CONTINUED**

(Recorded Residential Subdivision Plats)

(In addition, other recorded subdivision plats,  
including commercial plats may have been recorded)

<b><u>SUBDIVISION</u></b>	<b><u>PLAT RECORDING ENTRY NUMBER</u></b>
Chapel Bend	117612:2002
Chapel Bend Phase 2	92616:2003
Chapel Bend Phase 3	56504:2004
Country Run Phase 1	93930:2002
Country Run Phase 2	60391:2003
Country Run Phase 2A	170396:2003
Country Run Phase 3	170397:2003
Country Run Subdivision Phase 4	170398:2003
Eagle Summit Phase 1	81662:2004
Eagle Summit Phase 2	47007:2005
Eagle Summit Phase 3	56855:2005
Eagle Summit Phase 4	56856:2005
Eagle Summit Phase 5	56857:2005
Harvest Homes Plat "One"	94031:2002
Harvest Homes Plat "Two"	111019:2003
Harvest Homes Plat "Three"	111018:2003
Heather Moor Subdivision	6141:2003
Hunter Chase Subdivision Phase One	6144:2003
Hunter Chase Subdivision Phase Two	6145:2003
Hunter Chase Subdivision Phase Three	6146:2003

Shadow Ridge Phase 1	<b>81656:2004</b>
Shadow Ridge Phase 1 Amended	<b>81738:2005</b>
Shadow Ridge Phase 2	<b>11534:2005</b>
Vista Ridge Phase 1	<b>66759:2005</b>
Vista Ridge Phase 2	<b>128501:2005</b>
Vista Ridge Phase 3	<b>30063:2006</b>
Vista Ridge Phase 4	<b>71808:2006</b>
Winter Haven Phase 1	<b>81669:2004</b>
Winter Haven Phase 1 Amended	<b>54075:2005</b>
Winter Haven Phase 2	<b>54076:2005</b>
Woodhaven Phase 1	<b>32870:2005</b>
Woodhaven Phase 2	<b>67505:2005</b>
Woodhaven Phase 3	<b>4948:2006</b>