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WHEN RECORDED, RETURN TO:

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

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ENT 3507:2008 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Jan 10 9:10 am FEE 1736.00 BY EO
RECORDED FOR RICHARDS & KIMBLE, PC

**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 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, including those identified within the boundaries the **Master Declaration of Exhibit A and Exhibit B** hereto, 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. In addition to the above, at the closing of a sale on any single-family lot, there is hereby imposed a \$1,200.00 "**COMMUNITY ENHANCEMENT FEE,**" as authorized by the Master Declaration for the purpose of maintaining the community and funding costs for improvements benefitting all members. Condominium Unit buyers shall pay \$800.00 for said Fee.
4. 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 company shall collect the appropriate transfer fee for the Association from escrow at the close of the transaction.

DATE FILED: January 9, 2008

TRAVERSE MOUNTAIN MASTER HOA

By: _____
Authorized Agent 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 this Notice are true and correct.

Subscribed and sworn to before me on January 9, 2008.



Notary Public for Utah: Jesse Jenkins

EXHIBIT A

Abbreviated Legal Descriptions:

Section 25 Township 4S Range 1W
 Section 30, 31, Township 4S, Range 1E
 Lot 1-28 CHAPEL BEND
 Lot 1-30 CHAPEL BEND PHASE 2
 Lot 101-143 CHAPEL BEND PHASE 3
 Lot 1-23 COUNTRY RUN PHASE 1
 Lot 24-52 COUNTRY RUN PHASE 2
 Lot 52, 53 COUNTRY RUN PHASE 2A
 Lot 54-88 COUNTRY RUN PHASE 3
 Lot 93-121 COUNTRY RUN PHASE 4
 Lot 100-171 EAGLE SUMMIT PHASE 1
 Lot 200-297 EAGLE SUMMIT PHASE 2
 Lot 1, 2 EAGLE SUMMIT PHASE 3
 Lot 1, 4 EAGLE SUMMIT PHASE 4
 Lot 161, 162 EAGLE SUMMIT PHASE 4
 Lot 1 EAGLE SUMMIT PHASE 5
 Lot 137-140 EAGLE SUMMIT PHASE 5
 Lot 1-37 HARVEST HOMES PLAT ONE
 Lot A, E HARVEST HOMES PLAT ONE
 Lot 38-70 HARVEST HOMES PLAT TWO
 Lot 71-99 HARVEST HOMES PLAT THREE
 Lot 1-99 HEATHER MOOR
 Lot 1-39 HUNTER CHASE PHASE ONE
 Lot 40-87 HUNTER CHASE PHASE TWO
 Lot 12-19 HUNTER CHASE PHASE THREE
 Lot 1-103 SHADOW RIDGE PHASE 1
 Lot 105, 202 SHADOW RIDGE PHASE 1
 Lot 1-103 SHADOW RIDGE PHASE 1 AMD
 Lot 104-201 SHADOW RIDGE PHASE 2
 Lot 1-83 TRAVERSE MOUNTAIN VIALETTO
 Lot 1-45 VISTA RIDGE PHASE 1
 Lot 45-80 VISTA RIDGE PHASE 2
 Lot 1-30 VISTA RIDGE PHASE 3
 Lot 1-15 VISTA RIDGE PHASE 4
 Lot 100-133 WINTER HAVEN PHASE 1
 Lot 136-164 WINTER HAVEN PHASE 1
 Lot 166-220 WINTER HAVEN PHASE 1
 Lot 100-133 WINTER HAVEN PHASE 1 AMD
 Lot 136-164 WINTER HAVEN PHASE 1 AMD
 Lot 166-193 WINTER HAVEN PHASE 1 AMD
 Lot 195-220 WINTER HAVEN PHASE 1 AMD
 Lot 200-209 WINTER HAVEN PHASE 2
 Lot 212-306 WINTER HAVEN PHASE 2
 Lot 1-65 WOODHAVEN PHASE 1
 Lot 201-260 WOODHAVEN PHASE 2
 Lot 301-349 WOODHAVEN PHASE 3