

WHEN RECORDED, RETURN TO:

RICHARDS KIMBLE & WINN, PC
2040 Murray-Holladay Rd, Suite 106
Salt Lake City, UT 84117
(801) 274-6800

10745701
7/2/2009 3:10:00 PM \$241.00
Book - 9742 Pg - 3861-3863
Gary W. Ott
Recorder, Salt Lake County, UT
RICHARDS LAW OFFICE
BY: eCASH, DEPUTY - EF 3 P.

NOTICE OF HOMEOWNERS ASSOCIATION AND DEPOSIT OBLIGATION

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES either owning, purchasing or assisting with the closing of a property conveyance within the EMIGRATION OAKS PROPERTY OWNERS ASSOCIATION, that a certain Declaration of Covenants, Conditions and Restrictions ("Declaration") dated April 26, 1985, and recorded as Entry No. 4078735 in the recorder's office of Salt Lake County and that the undersigned, on behalf of the EMIGRATION OAKS PROPERTY OWNERS ASSOCIATION hereby notifies all parties, including those identified within the boundaries of the Association, that:

1. They are purchasing and selling property within a common interest 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, such assessments being due and payable annually without further notice than that provided in the Declaration;
2. After the closing of a sale on any lot or unit, the seller, buyer, or title company must contact the community manager with the purchaser's contact information including name, mailing address, email address, and phone number(s) of the purchaser.
3. The Declaration dictates architectural standards for the construction of all new homes within Emigration Oaks Property Owners Association. Detailed plans for the proposed construction of any living unit, accessory or addition to a living unit, or other structure, building, or fence must be submitted to the Association's Architectural Control Committee for review.
4. Any owner who proposes to construct a home, or engages in construction of a home on a lot, in addition to any other requirements that may be set forth in the Declaration, is required by the Declaration to submit a security deposit at the time the plans for proposed construction are submitted to the Architectural Control Committee.
5. All interested parties may visit the Association's website www.emigrationoaks.org for additional information.

DATE FILED: July 2nd, 2009

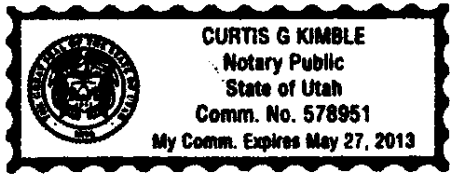
EMIGRATION OAKS PROPERTY OWNERS ASSOCIATION

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 Notice and that he believes that all statements made in this Notice are true and correct.

Subscribed and sworn to before me on July 2nd, 2009.



Curtis G Kimble
Notary Public

EXHIBIT A

Legal Description

All lots in the Emigration Oaks Planned Unit Development, including:

- (1) Emigration Oaks PH 1A PUD
- (2) Emigration Oaks PH 2A PUD
- (3) Emigration Oaks PH 2B PUD
- (4) Emigration Oaks PH 3 PUD
- (5) Emigration Oaks PH 5 PUD
- (6) Emigration Oaks PH 6 PUD
- (7) Emigration Oaks PH 6A PUD
- (8) Estates at Emigration Oaks PH 4 PUD
- (9) EST Emigration Oaks Emigration Oaks 4A PUD,