



ENT 14436:2012 PG 1 of 11  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2012 Feb 24 10:34 am FEE 50.00 BY SW  
RECORDED FOR TRAVERSE MOUNTAIN MASTER AS

WHEN RECORDED, RETURN TO:

Clark B. Fetzer  
Fetzer Simonsen & Booth, PC  
50 W. Broadway, Suite 1200  
Salt Lake City, UT 84101  
(801) 328-0266

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

**TO ALL SELLERS, BUYERS, AND TITLE COMPANIES** either purchasing or assisting with the closing of a transaction involving real property within the boundaries described on Exhibit A, the Traverse Mountain Master Association ("Association"), a Utah non-profit corporation, hereby gives notice of the following:

1. Real property described on Exhibit A is part of the master planned community known as Traverse Mountain and is operated and managed by the Association, a homeowners association, pursuant to that certain Declaration of Covenants, Conditions and Restrictions ("Master Declaration") recorded as entry number 88194:2007 in the Office of the Utah County Recorder. The Master Declaration provides for assessments to operate the Association, promote the homeowners' recreation and welfare, and improve and maintain the Master Association Property (as defined in the Master Declaration).
2. There is hereby assessed a one time private park fee to be paid by "Buyers" of residential property within the area described on Exhibit A. A "Buyer" with the obligation to pay the fee is the person or entity that purchases such residential property from the current owner of such property or its successor in interest and resells the property to a member of the public. "Residential property" is a unit of an apartment building in a Multi-Family Area, a Lot in a Residential Area, or a unit of a Condominium in the Residential Area, as such capitalized terms are defined in the Master Declaration. The fee shall be payable in the following amounts: \$600 per single family detached dwelling unit and \$300 per single family attached dwelling unit. The fee shall be paid out of escrow directly to the Association upon the closing of the purchase of such a residential dwelling unit; provided however, that the \$300 fee per dwelling unit for attached rental properties shall be paid at the time a certificate of occupancy is issued by Lehi City. The fee shall be assessed only upon the initial purchase or lease of such residential unit by a member of the public and not upon any subsequent purchase or lease. The fee shall be used for construction of private park improvements on Parcel C2 in East Canyon of Traverse Mountain. Until paid to the Association, the fee shall be considered an unpaid Common Assessment (as defined in the Master Declaration) that shall run with the land, with a lien on the unsold residential property of the current owner, its successor in interest, or the Buyer within the area described on Exhibit A. The fee shall cease when the Association has received a total of \$572,332.00.
3. The seller, purchaser, or title company involved in the initial purchase transaction by a member of the public shall contact the Association with the name and mailing address of the seller. The title company shall collect the fee for the Association from escrow at the closing of such a purchase transaction. The Association may be contacted at (801) 487-6712 or at the number shown above.

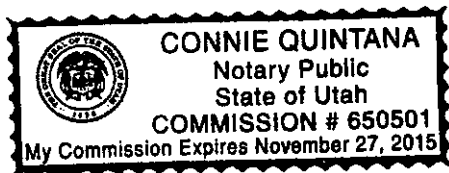
DATED: 2/24/12

Traverse Mountain Master Association

By: [Signature]  
Karl Karren, President

STATE of Utah )  
  )  
COUNTY of Utah )

Before me appeared Karl Karren, who executed the foregoing instrument as President of Traverse Mountain Master Association, and acknowledged to me that said corporation executed the same.



[Signature]  
Notary Public

## Area #1 Description

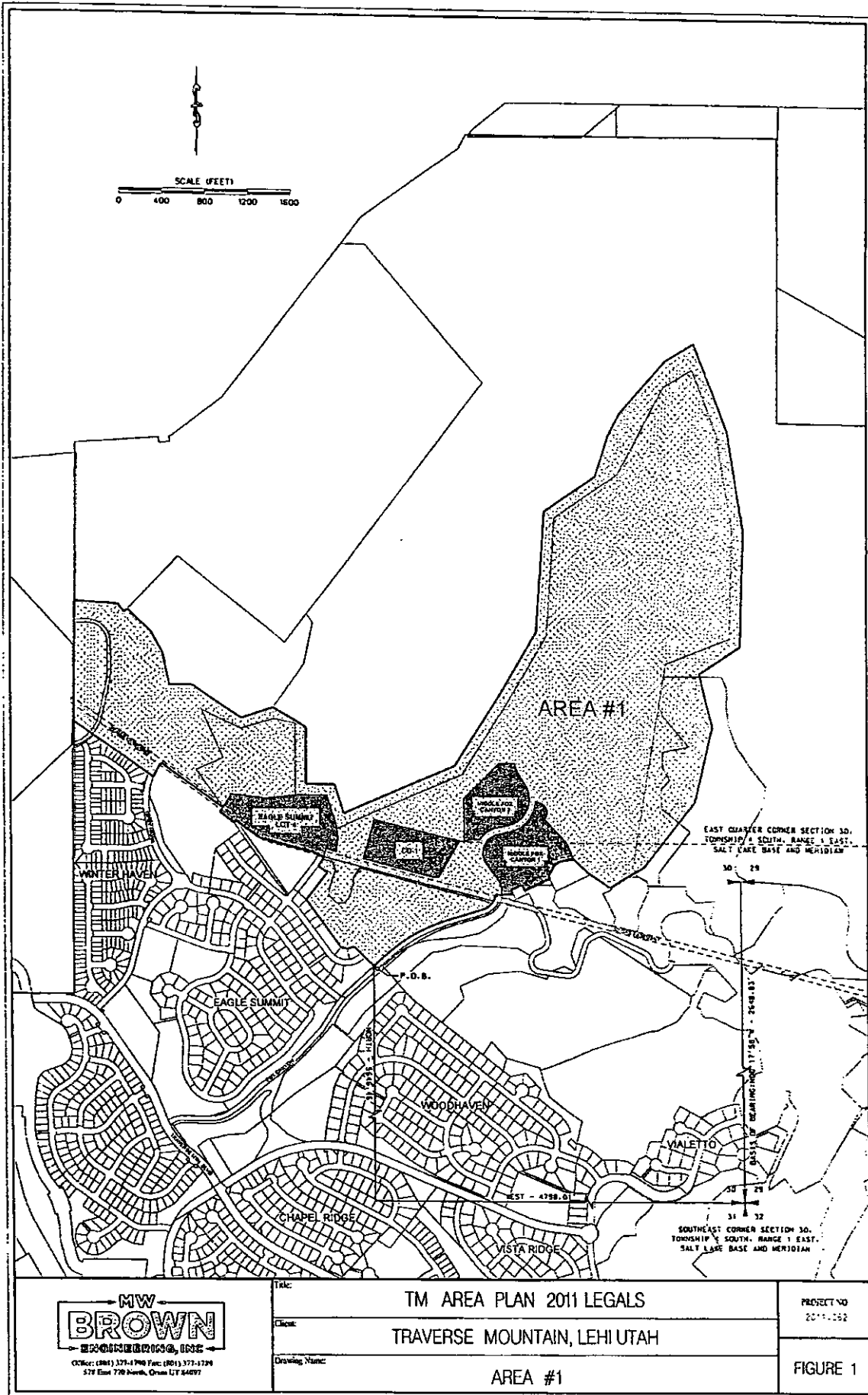
Beginning at a point which is West 4798.01 feet and North 5646.46 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian which is also a point on the Eagle Summit Subdivision Phase 1;

thence along said Subdivision the following (5) calls: (1) North 45°13'58" West a distance of 257.12 feet; (2) thence South 71°03'10" West a distance of 66.26 feet; (3) thence North 77°48'23" West a distance of 63.03 feet; (4) thence North 35°12'10" West a distance of 282.52 feet; (5) thence North 35°56'00" West a distance of 268.63 feet to Perry Warranty Deed Entry No. 44592:228; thence along said warranty deed the following (3) calls: (1) North 37°54'44" East a distance of 320.86 feet; (2) thence North 57°14'04" West a distance of 86.60 feet; (3) thence North 49°43'52" West a distance of 13.49 feet to a point on Eagle Summit Plat 6A; thence along said Plat the following (6) calls: (1) thence along an arc 100.18 feet to the left, having a radius of 388.01 feet through a central angle of 14°47'35", the chord bears North 31°02'40" East for a distance of 99.90 feet; (2) thence North 75°58'30" West a distance of 56.94 feet to a point of curvature; (3) thence along an arc 15.23 feet to the left, having a radius of 332.00 feet through a central angle of 02°37'42", the chord bears North 23°59'06" East for a distance of 15.23 feet; (4) thence North 75°58'30" West a distance of 561.08 feet; (5) thence North 54°55'47" West a distance of 272.99 feet; (6) thence South 52°38'10" West a distance of 27.60 feet; to a point on Special Warranty Deed Entry No. 67264:2011 recorded at the Utah County Recorder's office; thence along said warranty deed the following (2) calls: (1) thence North 54°27'34" West a distance of 160.19 feet; (2) thence North 33°26'37" East a distance of 50.02 feet; thence North 54°55'33" West a distance of 693.66 feet to a point of curvature; thence along an arc 148.37 feet to the left, having a radius of 552.00 feet through a central angle of 15°24'02", the chord bears South 31°06'21" West for a distance of 147.93 feet; thence North 55°12'00" West a distance of 901.49 feet; thence North 00°30'22" East a distance of 672.88 feet; thence North 00°19'26" East a distance of 426.46 feet; thence South 86°24'28" East a distance of 400.92 feet; thence South 39°56'26" East a distance of 100.41 feet; thence North 43°28'45" East a distance of 41.23 feet; thence South 46°31'15" East a distance of 299.83 feet; thence South 30°42'57" East a distance of 212.94 feet; thence South 12°02'14" East a distance of 294.52 feet; thence South 89°47'11" East a distance of 214.66 feet; thence South 56°40'04" East a distance of 549.83 feet; thence North 70°35'27" East a distance of 312.05 feet; thence South 58°58'18" East a distance of 357.23 feet; thence South 00°05'31" West a distance of 533.50 feet; thence South 89°49'58" East a distance of 266.82 feet; thence South 17°50'29" East a distance of 277.78 feet; thence North 66°46'43" East a distance of 1129.31 feet; thence North 31°43'56" East a distance of 1453.54 feet; thence North 03°52'50" East a distance of 1126.41 feet; thence North 55°46'52" East a distance of 581.42 feet; thence North 17°24'05" East a distance of 389.56 feet; thence North 28°20'55" East a distance of 226.84 feet; thence North 41°18'41" East a distance of 661.68 feet; thence North 59°01'24" East a distance of 312.98 feet; thence South 20°46'08" East a distance of 868.04 feet; thence South 09°07'45" East a distance of 917.42 feet; thence South 01°23'06" West a distance of 1076.84 feet; thence South 57°20'35" West a distance of 457.05 feet; thence South 14°04'33" East a distance of 504.71 feet; thence South 13°07'59" West a distance of 724.54 feet; thence South 39°20'11" West a distance of

765.65 feet; thence South 60°35'27" West a distance of 193.70 feet; thence South 57°49'29" West a distance of 174.31 feet; thence North 56°28'10" West a distance of 255.01 feet; thence North 47°10'18" West a distance of 176.29 feet to a point on Perry parcel #11:013:0152; thence along said parcel the following (9) calls: (1) thence South 80°27'46" West a distance of 131.59 feet; (2) thence South 53°49'44" West a distance of 59.77 feet; (3) thence South 30°15'22" West a distance of 113.50 feet; (4) thence South 25°49'34" East a distance of 26.63 feet; (5) thence South 64°41'14" West a distance of 263.30 feet; (6) thence North 25°20'29" West a distance of 59.87 feet; (7) thence South 64°39'40" West a distance of 112.00 feet; (8) thence South 25°20'21" East a distance of 44.81 feet; (9) thence South 85°01'05" West a distance of 96.47 feet; thence South 84°09'14" West a distance of 17.53 feet; thence North 88°57'40" West a distance of 9.21 feet to a point on Fox Canyon Road Dedication Plat No. 2; thence along said plat the following (5) calls: (1) thence North 82°59'07" West a distance of 44.00 feet to a point of curvature; (2) thence along an arc 194.00 feet to the right, having a radius of 170.00 feet through a central angle of 65°23'05", the chord bears South 39°42'25" West for a distance of 183.64 feet, (3) thence South 72°23'58" West a distance of 341.10 feet to a point of curvature; (4) thence along an arc 641.24 feet to the left, having a radius of 1530.00 feet through a central angle of 24°00'48", the chord bears South 60°23'34" West for a distance of 636.56 feet; (5) thence South 48°23'10" West a distance of 188.79 feet to the POINT OF BEGINNING.

The above described parcel contains ± 290.39 acres (12649323.07 sq. ft.)

Less and accepting there from any land lying within the following parcels as described in Special Warranty Deed Entry No. 67264:2011 and Special Warranty Deed Entry No. 125169:2007

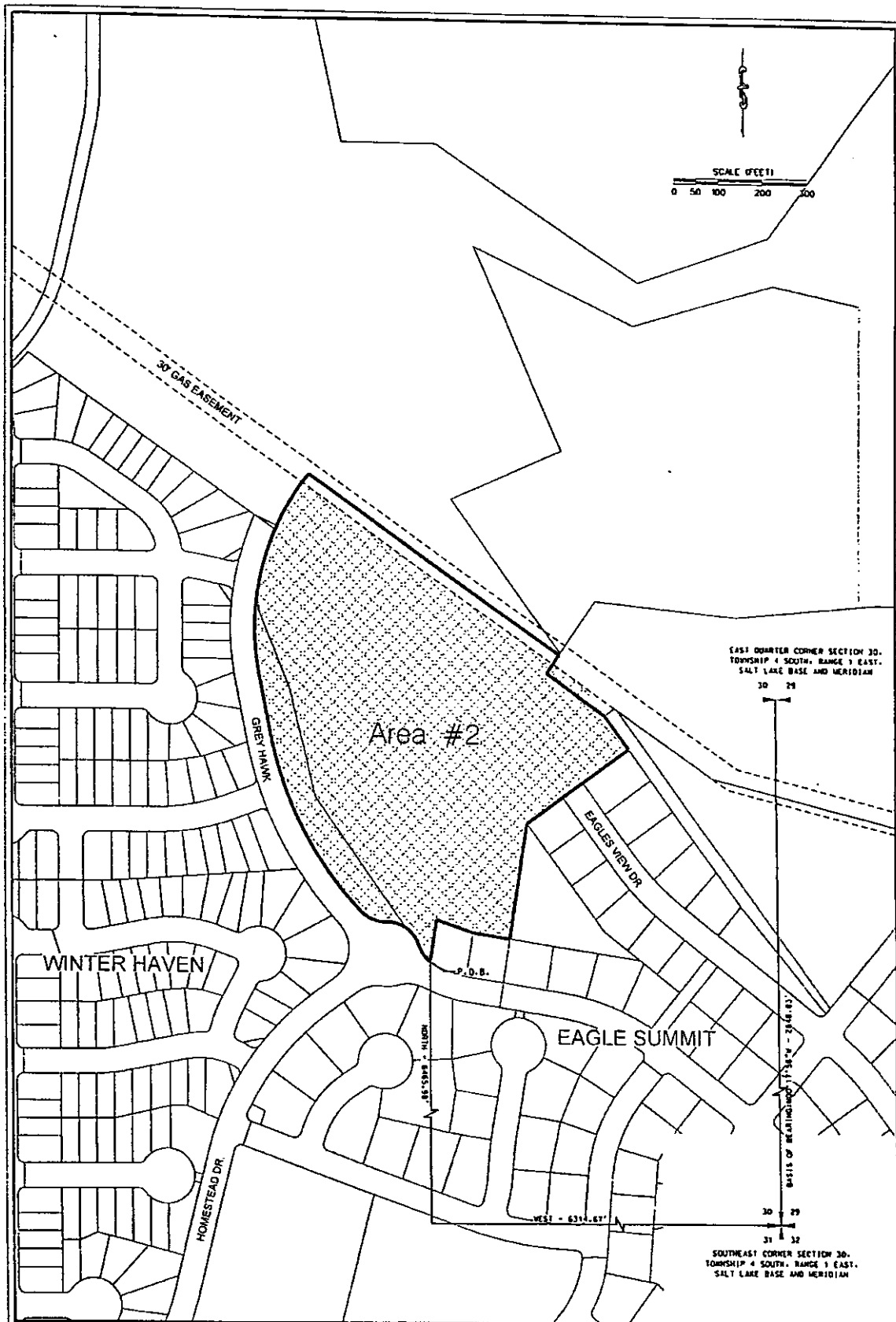


## Area #2 Description

Beginning at a point which is West 6314.67 feet and North 6465.98 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian which is also a point on the Easterly right of way of Grey Hawk Drive;

thence along said Right of Way the following (6) calls: (1) thence along an arc 45.47 feet to the right, having a radius of 81.00 feet through a central angle of 32°09'55", the chord bears North 33°41'38" West for a distance of 44.88 feet to a point of curvature; (2) thence along an arc 94.40 feet to the left, having a radius of 73.50 feet through a central angle of 73°35'17", the chord bears North 54°24'18" West for a distance of 88.04 feet to a point of curvature, (3) thence along an arc 66.51 feet to the right, having a radius of 81.00 feet through a central angle of 47°02'46", the chord bears North 67°40'36" West for a distance of 64.66 feet to a point of curvature; (4) thence along an arc 447.63 feet to the right, having a radius of 772.00 feet through a central angle of 33°13'19", the chord bears North 27°32'31" West for a distance of 441.39 feet; (5) thence North 10°55'50" West a distance of 133.76 feet to a point of curvature; (6) thence along an arc 479.16 feet to the right, having a radius of 552.00 feet through a central angle of 49°44'08", the chord bears North 13°56'09" East for a distance of 464.26 feet; thence South 54°55'33" East a distance of 693.66 feet to a point on Special Warranty Deed Entry No. 67264:2011 recorded at the Utah County Recorder's office; thence along said warranty deed the following (2) calls: (1) thence South 33°26'37" West a distance of 50.02 feet; (2) thence South 54°27'34" East a distance of 160.19 feet; thence South 35°56'00" East a distance of 92.91 feet to a point on Eagle Summit Phase 1 plat; thence along said plat the following (2) calls: (1) thence South 54°04'00" West a distance of 284.56 feet; (2) thence South 8°52'27" West a distance of 260.73 feet to a point which is the northeast corner of Lot 2 of Eagle Summit Phase 3 plat; thence along said plat the following (3) calls: (1) thence North 81°04'48" West a distance of 85.00 feet; (2) thence North 70°44'17" West a distance of 86.40 feet; (3) thence South 8°55'12" West a distance of 96.00 feet to the POINT OF BEGINNING.

The above described parcel contains ± 11.796 acres (513843.36 sq. ft.)



**MW BROWN**  
ENGINEERING, INC.  
Office: (801) 373-4740 Fax: (801) 373-1729  
579 East 770 North, Orem UT 84097

Title:	TM AREA PLAN 2011 LEGALS
Client:	TRAVERSE MOUNTAIN, LEHI UTAH
Drawing Name:	AREA #2

PROJECT NO.	2011-052
FIGURE	2

### Area #3 Description

Beginning at a point which is West 2068.29 feet and North 1816.22 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian which is also a point on Warranty Deed Entry No. 44592:2008 recorded at the Utah County Recorder's office.

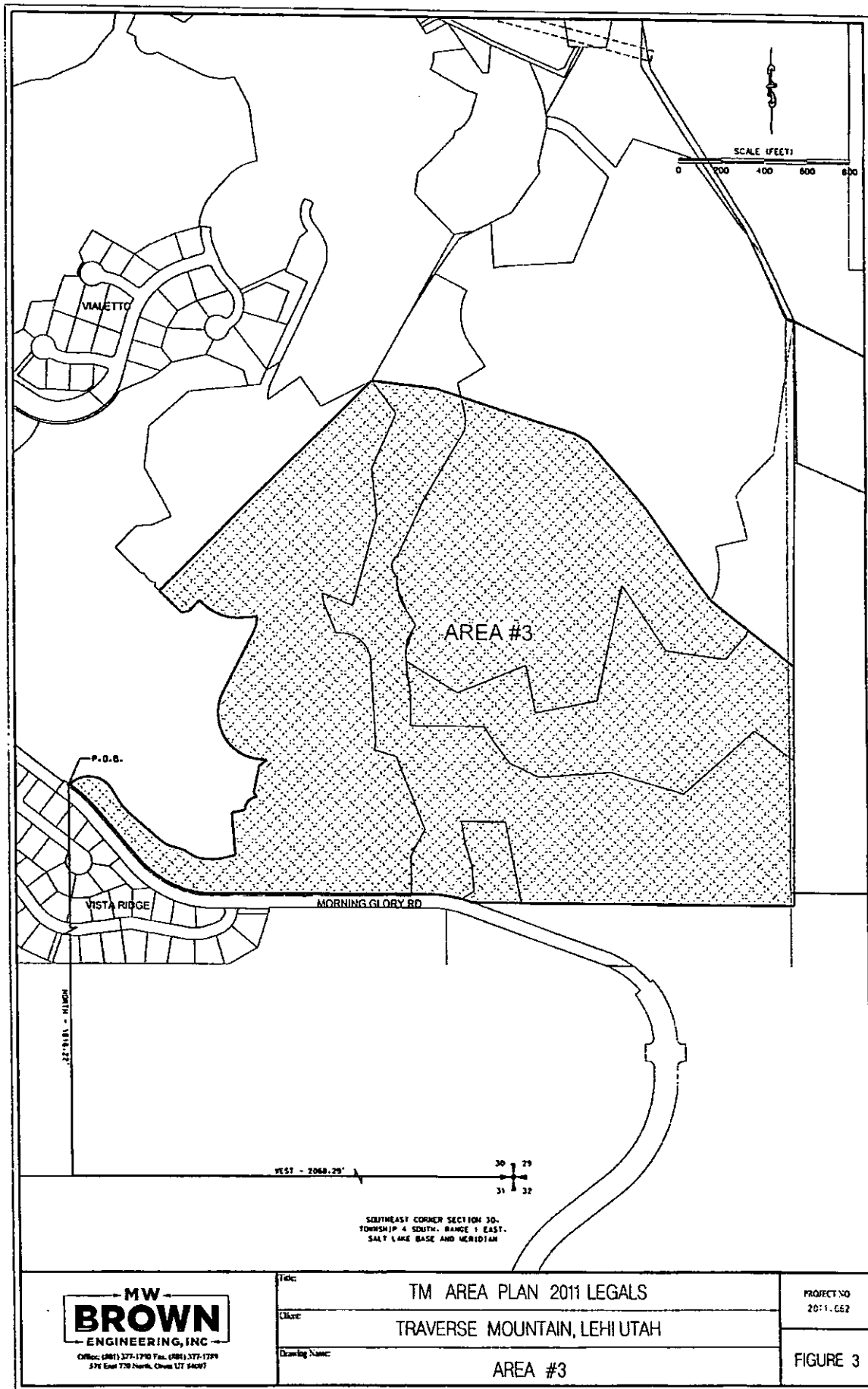
thence along the southerly line of said Warranty Deed the following (34) calls: (1) thence along an arc 10.46 feet to the left, having a radius of 11.00 feet through a central angle of 54°28'59", the chord bears North 74°48'43" East for a distance of 10.07 feet to a point of curvature; (2) thence along an arc 220.75 feet to the right, having a radius of 125.00 feet through a central angle of 101°11'04", the chord bears South 81°50'17" East for a distance of 193.16 feet; (3) thence South 31°14'45" East a distance of 55.41 feet to a point of curvature; (4) thence along an arc 87.08 feet to the left, having a radius of 275.00 feet through a central angle of 18°08'35", the chord bears South 40°19'06" East for a distance of 86.72 feet; (5) thence South 49°23'23" East a distance of 183.36 feet to a point of curvature; (6) thence along an arc 23.02 feet to the left, having a radius of 375.00 feet through a central angle of 03°31'02", the chord bears South 51°09'00" East for a distance of 23.02 feet to a point of curvature; (7) thence along an arc 35.29 feet to the left, having a radius of 90.00 feet through a central angle of 22°27'59", the chord bears South 64°08'31" East for a distance of 35.06 feet; (8) thence South 75°22'30" East a distance of 39.18 feet to a point of curvature; (9) thence along an arc 15.17 feet to the right, having a radius of 111.00 feet through a central angle of 07°49'50", the chord bears South 71°27'34" East for a distance of 15.16 feet; (10) thence South 67°32'39" East a distance of 7.48 feet to a point of curvature; (11) thence along an arc 19.99 feet to the right, having a radius of 111.00 feet through a central angle of 10°19'06", the chord bears South 62°23'08" East for a distance of 19.96 feet; (12) thence South 57°13'35" East a distance of 29.54 feet to a point of curvature; (13) thence along an arc 37.48 feet to the left, having a radius of 90.00 feet through a central angle of 23°51'38", the chord bears South 69°09'18" East for a distance of 37.21 feet to a point of curvature; (14) thence along an arc 73.95 feet to the left, having a radius of 375.00 feet through a central angle of 11°17'55", the chord bears South 86°44'05" East for a distance of 73.83 feet to a point of curvature; (15) thence along an arc 34.94 feet to the left, having a radius of 187.00 feet through a central angle of 10°42'20", the chord bears North 82°15'48" East for a distance of 34.89 feet; (16) thence North 76°54'38" East a distance of 52.99 feet to a point of curvature; (17) thence along an arc 7.76 feet to the left, having a radius of 187.00 feet through a central angle of 02°22'39", the chord bears North 75°43'16" East for a distance of 7.76 feet; (18) thence North 04°03'33" West a distance of 200.50 feet; (19) thence North 79°31'13" East a distance of 61.19 feet to a point of curvature; (20) thence along an arc 92.12 feet to the right, having a radius of 67.00 feet through a central angle of 78°46'39", the chord bears North 41°34'47" East for a distance of 85.03 feet; (21) thence North 36°51'42" West a distance of 23.60 feet; (22) thence North 11°40'46" East a distance of 127.51 feet; (23) thence North 51°37'31" East a distance of 46.13 feet to a point of curvature; (24) thence along an arc 15.04 feet to the right, having a radius of 207.50 feet through a central angle of 04°09'10", the chord bears North 86°37'41" West for a distance of 15.04 feet; (25) thence North 84°33'06" West a distance of 25.17 feet to a point of curvature; (26) thence along an arc 405.90 feet to the right,

having a radius of 207.50 feet through a central angle of 112°04'44", the chord bears North 28°30'42" West for a distance of 344.21 feet; (27) thence North 27°31'40" East a distance of 304.03 feet to a point of curvature; (28) thence along an arc 80.23 feet to the left, having a radius of 222.50 feet through a central angle of 20°39'36", the chord bears North 17°12'17" East for a distance of 79.80 feet to a point of curvature; (29) thence along an arc 14.28 feet to the left, having a radius of 8.00 feet through a central angle of 102°16'23", the chord bears North 44°15'43" West for a distance of 12.46 feet; (30) thence South 84°36'06" West a distance of 59.80 feet to a point of curvature; (31) thence along an arc 226.63 feet to the right, having a radius of 237.50 feet through a central angle of 54°40'24", the chord bears North 68°03'38" West for a distance of 218.13 feet; (32) thence South 41°32'12" West a distance of 69.05 feet; (33) thence South 76°18'37" West a distance of 38.90 feet; (34) thence North 45°49'30" West a distance of 146.48 feet; thence North 45°32'51" East a distance of 1401.82 feet; thence South 83°45'08" East a distance of 302.37 feet; thence South 72°52'22" East a distance of 689.73 feet; thence South 60°03'39" East a distance of 74.42 feet; thence South 40°36'28" East a distance of 410.00 feet; thence South 35°39'09" East a distance of 520.50 feet; thence South 51°28'35" East a distance of 491.70 feet to a point on the East property line of Traverse Mountain overall boundary; thence along said east boundary line South 00°23'31" West a distance of 1111.06 feet; to a point on Perry Homes Utah Inc. property as recorded in Special Warranty Deed Entry No. 125168-2007 on file with the Utah County Recorder's Office; thence along said property line North 89°41'23" West a distance of 1513.65 feet to the north right of way line of Morning Glory Road; thence along said right of way the following (6) calls: (1) thence along an arc 208.49 feet to the left, having a radius of 604.23 feet through a central angle of 19°46'12", the chord bears North 80°17'28" West for a distance of 207.46 feet; (2) thence South 89°49'26" West a distance of 1006.89 feet to a point of curvature; (3) thence along an arc 401.54 feet to the right, having a radius of 461.00 feet through a central angle of 49°54'21", the chord bears North 65°13'23" West for a distance of 388.97 feet; (4) thence North 40°16'13" West a distance of 296.91 feet to a point of curvature; (5) thence along an arc 136.80 feet to the left, having a radius of 611.00 feet through a central angle of 12°49'41", the chord bears North 46°41'03" West for a distance of 136.51 feet; (6) thence North 53°05'54" West a distance of 39.93 feet to the POINT OF BEGINNING.

The above described parcel contains ± 123.74 acres (5390159.25 sq. ft.)

Less and accepting there from any land lying within the following parcels as described in Special Warranty Deed Entry No. 46412:2000 and Warranty Deed Entry No. 126610:2009





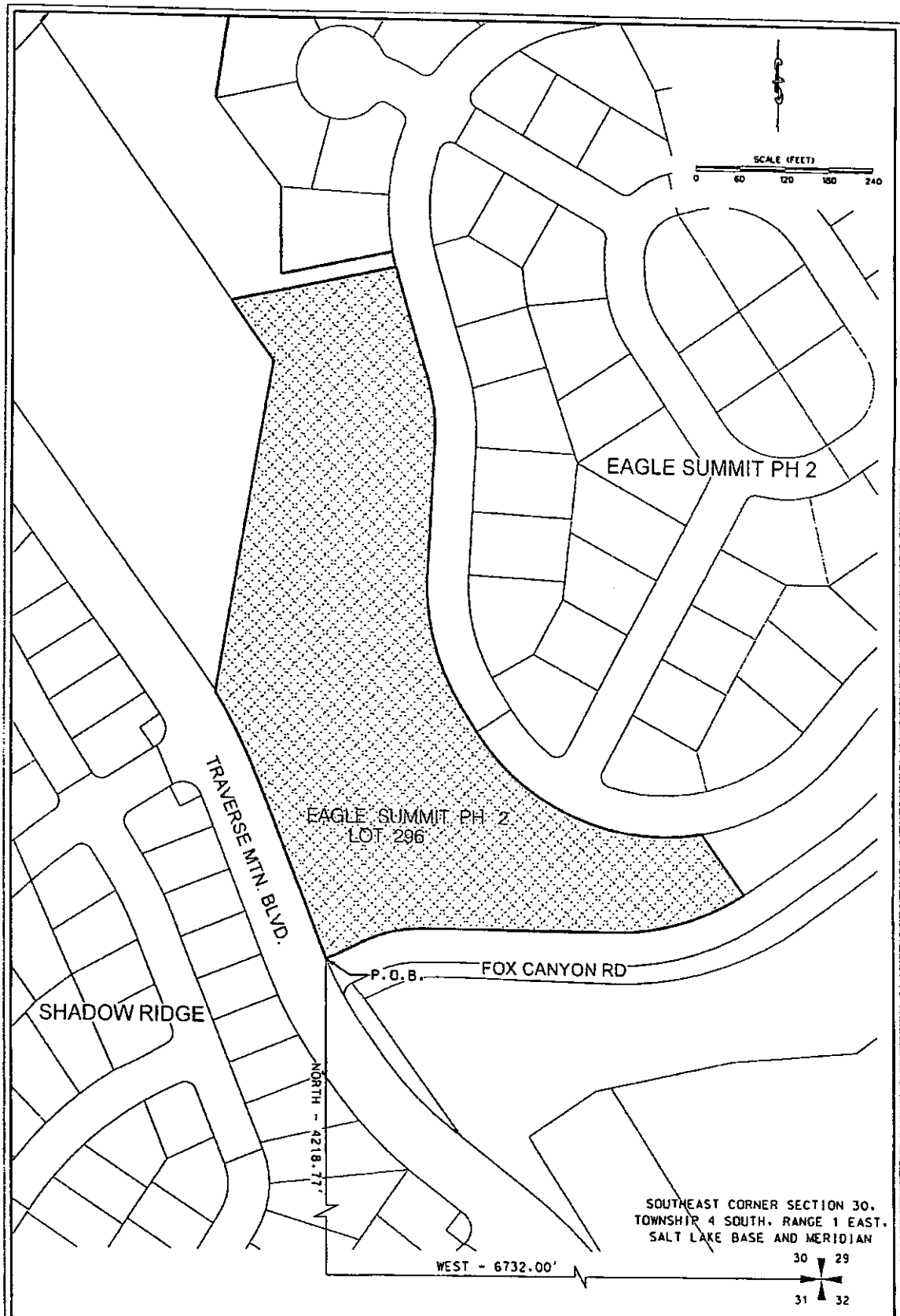
**MW BROWN**  
ENGINEERING, INC  
Office: (801) 377-1790 Fax: (801) 377-1779  
576 East 750 North, Orem UT 84057

Title:	TM AREA PLAN 2011 LEGALS
Client:	TRAVERSE MOUNTAIN, LEHI UTAH
Drawing Name:	AREA #3

PROJECT NO	2011.052
FIGURE 3	

## Area #4 Description

All of Lot 296 of Eagle Summit Phase 2 Plat as filed with the Utah County recorder's office.



**MW BROWN**  
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 575 East 720 South, Orem UT 84057

Title: TM AREA PLAN 2011 LEGALS  
 Client: TRAVERSE MOUNTAIN, LEHI UTAH  
 Drawing Name: AREA #4

PROJECT NO.  
 2011.052  
 FIGURE 4