

After Recording, please return document to
Horizons West c/o CMS
321 N. Mall Dr. Ste R-250
St. George, UT 84790

DOC # 20230031168

Notice Page 1 of 1
Gary Christensen Washington County Recorder
10/17/2023 02:35:09 PM Fee \$ 40.00
By HORIZONS WEST HOA



NOTICE of 55 & OLDER STATUS

HORIZONS WEST HOMEOWNERS ASSOCIATION

This notice is given to perspective Buyers, Seller, Realtors, Brokers, Title Companies, Escrow Agents and Real Estate Agents that **Horizons West Homeowners Association is a "55 & Older Community"**

As required by law, before completion of the sale of any home in Horizons West, verification of age for any buyer of property within the Association must be submitted to the Board of Trustees of the Association for verification.

Acceptable sources of verification include: Current Driver's License; Birth Certificate; Passport; Immigration Card; Military ID, or other similar documentation providing age, or date of birth. The party responsible for the verification of age is **Community Management Specialists, LLC, 321 N. Mall Dr. Ste R-250, St. George, UT 84790. The phone number is 435-229-4740 and the email address is cmsutah95@gmail.com.**

The CC&R's of Horizons West prohibit the use of any home in Horizons West Homeowners Association to be used as a rental property. It is the intent that every home within the Association be **"OWNER- OCCUPIED"**. (See recorded document 00685983, recorded May 19, 2000, in the office of the Washington County, Utah recorder, and Amended CC&R's, recorded as document 068593 Bk 13969, Page 1300)

This notice attaches to the following described properties in Horizons West Homeowners Association.

Parcel Numbers: W-HOW-1-1 through W-HOW-1-21
(Subdivision: Horizons West Phase 1: LOTS 1 through 21)

Parcel Numbers: W-HOW-2-22 through W-HOW-2-91
(Subdivision: Horizons West Phase 2: LOTS 22 through 91)

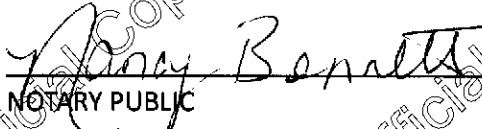
Signed, this 17th day of October 2023

BY: 
Brian Taylor, Agent for Horizons West Homeowners Association

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON) SS)

On this 17th day of October, 2023, before me, the undersigned Notary Public, personally appeared Brian Taylor, and known to me to be (an) authorized agent(s) of Horizons West Homeowners Association and, on oath stated that he is authorized to, and did execute, this Notice on behalf of Horizons West Homeowners Association.


NOTARY PUBLIC

