

Prepared By  
Jeff Johnson, General Counsel  
Covenant Clearinghouse, LLC  
701 Brazos St., Austin, TX. 78701

NOTICE OF TRANSFER FEE COVENANT  
[PURSUANT TO UTAH CODE §§ 57-1-46:47]

COVENANT CLEARINGHOUSE, LLC., A NEVADA LIMITED LIABILITY COMPANY (HEREIN "TRUSTEE"), WHOSE ADDRESS IS P. O. BOX 6193, ROUND ROCK, TX, 78683 AND 701 BRAZOS ST., AUSTIN, TX. 78701, IN ITS CAPACITY AS DULY APPOINTED TRUSTEE UNDER THE CC&R IDENTIFIED BELOW (SAID APPOINTMENT HEREBY RATIFIED AND AFFIRMED), HEREBY NOTIFIES THE PUBLIC OF THE FOREGOING AND AS FOLLOWS:

1. CERTAIN REAL PROPERTY (HEREIN CALLED THE "PROPERTY") SITUATED IN UTAH COUNTY, STATE OF UTAH, IS ENCUMBERED BY A TRANSFER FEE COVENANT (AS MAY BE AMENDED FROM TIME TO TIME PURSUANT TO THE TERMS THEREIN, HEREIN CALLED THE "CC&R") WHICH IMPOSES A TRANSFER FEE OBLIGATION (HEREIN CALLED AN AN "ASSESSMENT") PAYABLE IN CONNECTION WITH TRANSFERS OF AN INTEREST (EACH HEREIN CALLED A "CONVEYANCE") IN THE PROPERTY. THE CC&R AND THE PROPERTY ARE EACH IDENTIFIED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
2. THE ASSESSMENT AMOUNT IS ONE PERCENT (1%) OF THE CONSIDERATION PAID IN CONNECTION WITH A CONVEYANCE, DETERMINED IN ACCORDANCE WITH THE CC&R.
3. PAYMENT INFORMATION AND CLOSING ASSISTANCE CAN BE OBTAINED VIA THE TRUSTEE WEBSITE, VIZ: [WWW.COVENANTCLEARINGHOUSE.COM](http://WWW.COVENANTCLEARINGHOUSE.COM)
4. THE NAME OF EACH BENEFICIARY HOLDING AN INTEREST IN THE CC&R (EACH A "BENEFICIARY") IS SET FORTH IN EXHIBIT A. THE CURRENT ADDRESS OF EACH BENEFICIARY, FOR ALL CC&R RELATED PURPOSES, IS: IN CARE OF THE TRUSTEE, AT THE ADDRESS ABOVE OR AS PUBLISHED ON THE TRUSTEE WEBSITE.
5. THE TRUSTEE IS THE DESIGNATED PAYEE OF RECORD FOR, AND AUTHORIZED REPRESENTATIVE OF, EACH BENEFICIARY FOR ALL PURPOSES RELATED TO THE CC&R.
6. PURSUANT TO ITS AUTHORITY TO ACT IN THE PLACE AND STEAD OF EACH BENEFICIARY, THE TRUSTEE, BY SIGNATURE BELOW, APPROVES THIS NOTICE ON BEHALF OF, AND AS THE ACT OF, EACH AND EVERY BENEFICIARY.
7. THE BURDEN OF THE TRANSFER FEE COVENANT (AKA CC&R) IS INTENDED TO RUN WITH THE LAND AND TO BIND SUCCESSORS IN INTEREST AND ASSIGNS.
8. THE DURATION OF THE TRANSFER FEE COVENANT IS NINETY-NINE (99) YEARS.
9. INFORMATION DEEMED RELIABLE, BUT NO GUARANTEE OF ACCURACY IS EXPRESSED OR IMPLIED. NOTHING HEREIN MODIFIES THE CC&R, WHICH SHALL

CONTROL, AND WHICH IS INCORPORATED HEREIN BY REFERENCE. CLAIMS IN EXCESS OF THOSE PERMITTED BY LAW ARE DISCLAIMED. THE PUBLIC MUST CONSULT WITH AND RELY SOLELY UPON LEGAL ADVISORS OF THEIR CHOOSING REGARDING THEIR RIGHTS AND OBLIGATIONS UNDER THE CC&R AND APPLICABLE LAW .

COVENANT CLEARINGHOUSE, LLC, TRUSTEE,  
BY: AFO MANAGEMENT, LLC., A TEXAS LLC., ITS MANAGER



JOE ALDERMAN, AUTHORIZED AGENT

ACKNOWLEDGEMENT

STATE OF TEXAS

§

COUNTY OF TRAVIS

ACKNOWLEDGED BEFORE ME ON THIS 31ST DAY OF MAY, 2024, BY JOE ALDERMAN, AUTHORIZED AGENT OF AFO MANAGEMENT, LLC., MANAGER OF COVENANT CLEARINGHOUSE, LLC.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT A

THE FOLLOWING INSTRUMENTS (EACH A "CC&R"), RECORDED IN THE REAL PROPERTY RECORDS OF UTAH COUNTY, UTAH, EACH CC&R BEING INCORPORATED HEREIN BY REFERENCE.

THAT ONE CERTAIN INSTRUMENT (HEREIN CALLED A "CC&R") FILED ON OR ABOUT 3/8/2010, DOC. NO 191032010, OFFICIAL DEED RECORDS OF UTAH COUNTY, UTAH, SAID CC&R (INCLUDING THE REAL PROPERTY DESCRIPTION THEREIN) INCORPORATED HEREIN BY REFERENCE. [TRUSTEE FILE REF. NO: 8578]. THE BENEFICIARIES ARE: FCP REALTY INTERESTS III, LLC.; JOHN MATTSON; DEMAR L. YOUNG; JACKIE WILKES REAL ESTATE SERVICE; FOX RUN 1, LLC.; MATT BAKER, TOGETHER WITH THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS. THE ASSESSMENT OBLIGATION ENDS ON 1/1/2111 OR AS OTHERWISE PROVIDED IN THE CC&R OR APPLICABLE LAW. THE CC&R AFFECTS THE REAL PROPERTY IDENTIFIED IN THE CC&R, WHICH MAY INCLUDE BUT NOT BE LIMITED TO, THE FOLLOWING:

59:033:0002 - NW 1/4 OF SW 1/4; N 1/2 OF SW 1/4 OF SW 1/4; W3/4 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SEC 1, T6S, R2W, SLM. AREA 75 ACRES

59:055:0011 - COM AT NW COR. SEC. 23, T6S, R2W, SLB&M.; S 89 DEG 59' 32" E 2665.6 FT; S 0 DEG 21' 29" W 326.83 FT; N 89 DEG 59' 32" W 2665.69 FT; N 0 DEG 22' 24" E 326.83 FT TO BEG. AREA 20.000 AC.

TRACT 1. THE FOLLOWING PARCELS SITUATED IN PONY EXPRESS ESTATES PHASE 4, A SUBDIVISION, UTAH COUNTY, ACCORDING TO THE MAP THEREOF RECORDED #2024-20013, PLAT RECORDS, UTAH COUNTY, UTAH. :

<u>ADDRESS</u>	<u>LOT</u>	<u>TAX ASSESSOR REF.</u>
5264 NORTH 1050 E	401	70:014:0401
1089 EAST HORSEMAN DR	410	70:014:0410
1069 EAST HORSEMAN DR	411	70:014:0411
5324 NORTH PONY RIDER WAY	412	70:014:0412
5338 NORTH PONY RIDER WAY	413	70:014:0413
1108 EAST COACHLINE WAY	414	70:014:0414
1126 EAST COACHLINE WAY	415	70:014:0415
1140 EAST COACHLINE WAY	416	70:014:0416

1127 EAST COACHLINE WAY	417	70:014:0417
1101 EAST COACHLINE WAY	418	70:014:0418
5384 NORTH PONY RIDER WAY	419	70:014:0419
5282 NORTH 1050 E	402	70:014:0402
5398 NORTH PONY RIDER WAY	420	70:014:0420
5418 NORTH PONY RIDER WAY	421	70:014:0421
5430 NORTH PONY RIDER WAY	422	70:014:0422
5442 NORTH PONY RIDER WAY	423	70:014:0423
5454 NORTH PONY RIDER WAY	424	70:014:0424
1180 EAST PONY RIDER WAY	425	70:014:0425
1192 EAST PONY RIDER WAY	426	70:014:0426
1206 EAST PONY RIDER WAY	427	70:014:0427
5444 NORTH TRAILSIDE STATION	428	70:014:0428
5458 NORTH TRAILSIDE STATION	429	70:014:0429
1072 EAST HORSEMAN DR	403	70:014:0403
5472 NORTH TRAILSIDE STATION	430	70:014:0430
5488 NORTH TRAILSIDE STATION	431	70:014:0431
1205 EAST PONY RIDER WAY	432	70:014:0432
1191 EAST PONY RIDER WAY	433	70:014:0433
1171 EAST PONY RIDER WAY	434	70:014:0434
	E	70:014:0435
	F	70:014:0436
		70:014:0437
1084 EAST HORSEMAN DR	404	70:014:0404
1100 EAST HORSEMAN DR	405	70:014:0405
1116 EAST HORSEMAN DR	406	70:014:0406
1130 EAST HORSEMAN DR	407	70:014:0407
1129 EAST HORSEMAN DR	408	70:014:0408
1111 EAST HORSEMAN DR	409	70:014:0409

TRACT 2. THE FOLLOWING PARCELS SITUATED IN PONY EXPRESS ESTATES  
PLAT 2, ACCORDING TO THE MAP THEREOF RECORDED #2021-56770, PLAT

## RECORDS, UTAH COUNTY, UTAH. :

<u>ADDRESS</u>	<u>LOT</u>	<u>TAX ASSESSOR REF.</u>
1051 EAST HORSE RIDER DR	201	49:954:0201
1065 EAST HORSE RIDER DR	202	49:954:0202
1079 EAST HORSE RIDER DR	203	49:954:0203
1093 EAST HORSE RIDER DR	204	49:954:0204
1107 EAST HORSE RIDER DR	205	49:954:0205
1121 EAST HORSE RIDER DR	206	49:954:0206
1135 EAST HORSE RIDER DR	207	49:954:0207
1149 EAST HORSE RIDER DR	208	49:954:0208
1149 EAST HORSE RIDER DR	209	49:954:0208
1151 EAST POSTMARK PL	210	49:954:0210
1152 EAST BLAZING SUN DR	211	49:954:0211
1153 EAST BLAZING SUN DR	212	49:954:0212
1154 EAST HORSEMAN DR	213	49:954:0213
1155 EAST HORSEMAN DR	214	49:954:0214
1156 EAST COACHLINE WAY	215	49:954:0215
5351 NORTH BLACKSMITH RD	216	49:954:0216
5365 NORTH BLACKSMITH RD	217	49:954:0217
5377 NORTH BLACKSMITH RD	218	49:954:0218
5389 NORTH BLACKSMITH RD	219	49:954:0219
5397 NORTH BLACKSMITH RD	220	49:954:0220
1185 EAST BLACKSMITH RD	221	49:954:0221
1197 EAST BLACKSMITH RD	222	49:954:0222
1209 EAST BLACKSMITH RD	223	49:954:0223
5428 NORTH TRAILSIDE STATION	224	49:954:0224
5416 NORTH TRAILSIDE STATION	225	49:954:0225
5386 NORTH TRAILSIDE STATION	226	49:954:0226
5372 NORTH TRAILSIDE STATION	227	49:954:0227
5358 NORTH TRAILSIDE STATION	228	49:954:0228

5344 NORTH TRAILSIDE STATION	229	49:954:0229
5328 NORTH TRAILSIDE STATION	230	49:954:0230
1222 EAST COACHLINE WAY	231	49:954:0231
1208 EAST COACHLINE WAY	232	49:954:0232
5349 NORTH TRAILSIDE STATION	233	49:954:0233
1193 EAST COACHLINE WAY	234	49:954:0234
5365 NORTH TRAILSIDE STATION	235	49:954:0235
1210 EAST BLACKSMITH RD	236	49:954:0236
1194 EAST BLACKSMITH RD	237	49:954:0237
5384 NORTH BLACKSMITH RD	238	49:954:0238
5366 NORTH BLACKSMITH RD	239	49:954:0239
5348 NORTH BLACKSMITH RD	240	49:954:0240
5256 NORTH BLACKSMITH RD	241	49:954:0241
5238 NORTH BLACKSMITH RD	242	49:954:0242
5222 NORTH BLACKSMITH RD	243	49:954:0243
5202 NORTH BLACKSMITH RD	244	49:954:0244
5184 NORTH BLACKSMITH RD	245	49:954:0245
5166 NORTH BLACKSMITH RD	246	49:954:0246
5148 NORTH BLACKSMITH RD	247	49:954:0247
5130 NORTH BLACKSMITH RD	248	49:954:0248
5112 NORTH BLACKSMITH RD	249	499540249
1184 EAST COACHLINE WAY	250	49:954:0250

TRACT 3. PARCEL NO: 59:033:0059. 9.37 ACRES MORE OR LESS. NW4SW4; N2SW4SW4; 3/4WS2SW4SW4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, UTAH COUNTY, UTAH. SAVE AND EXCEPT SAID 5 ACRE TRACT BEING THE SAME REAL PROPERTY IN THE DEED FROM BETTY T. MURDOCH FAMILY TRUST U/A/D MAY 5, 1992 TO ALPINE SCHOOL DISTRICT RECORDED IN ENTRY NO. 8736:2017 COUNTY DEED RECORDS, UTAH COUNTY, UTAH. SAVE AND EXCEPT PONY EXPRESS ESTATES PHASE 1, A SUBDIVISION, UTAH COUNTY, ACCORDING TO THE MAP THEREOF RECORDED BK 49 PG 934, PLAT RECORDS, UTAH COUNTY, UTAH. SAVE AND EXCEPT PONY EXPRESS ESTATES PLAT 2, ACCORDING TO THE MAP THEREOF RECORDED #2021-56770, PLAT RECORDS, UTAH COUNTY, UTAH. SAVE AND EXCEPT PONY EXPRESS ESTATES PHASE 3,

A SUBDIVISION, UTAH COUNTY, ACCORDING TO THE MAP THEREOF RECORDED #2021-209996, PLAT RECORDS, UTAH COUNTY, UTAH. SAVE AND EXCEPT PONY EXPRESS ESTATES PHASE 4, A SUBDIVISION, UTAH COUNTY, ACCORDING TO THE MAP THEREOF RECORDED #2024-20013, PLAT RECORDS, UTAH COUNTY, UTAH. SAVE AND EXCEPT SAID 12 ACRE TRACT BEING THE SAME REAL PROPERTY IN THE DEED FROM BETTY T. MURDOCH FAMILY TRUST U/A/D MAY 5, 1992 TO RICHMOND AMERICAN HOMES OF UTAH, INC. RECORDED IN ENTRY NO. 60609:2022 COUNTY DEED RECORDS. OWNER OR PURPORTED OWNER: BETTY T. MURDOCH FAMILY TRUST U/A/D MAY 5, 1992.

TRACT 4. THE FOLLOWING PARCELS SITUATED IN PONY EXPRESS ESTATES PHASE 3, A SUBDIVISION, UTAH COUNTY, ACCORDING TO THE MAP THEREOF RECORDED #2021-209996, PLAT RECORDS, UTAH COUNTY, UTAH. :

<u>ADDRESS</u>	<u>LOT</u>	<u>TAX ASSESSOR REF.</u>
5109 NORTH PONY RIDER WAY	301	49:973:0301
1076 EAST POSTMARK PL	310	49:973:0310
1094 EAST POSTMARK PL	311	49:973:0311
1104 EAST POSTMARK PL	312	49:973:0312
1122 EAST POSTMARK PL	313	49:973:0313
1136 EAST POSTMARK PL	314	49:973:0314
1137 EAST POSTMARK PL	315	49:973:0315
1123 EAST POSTMARK PL	316	49:973:0316
1105 EAST POSTMARK PL	317	49:973:0317
1095 EAST POSTMARK PL	318	49:973:0318
1077 EAST POSTMARK PL	319	49:973:0319
5125 NORTH PONY RIDER WAY	302	49:973:0302
1061 EAST POSTMARK PL	320	49:973:0320
1053 EAST POSTMARK PL	321	49:973:0321
1033 EAST POSTMARK PL	322	49:973:0322
1032 EAST BLAZING SUN DR	323	49:973:0323
1046 EAST BLAZING SUN DR	324	49:973:0324
1060 EAST BLAZING SUN DR	325	49:973:0325

1074 EAST BLAZING SUN DR	326	49:973:0326
1096 EAST BLAZING SUN DR	327	49:973:0327
1102 EAST BLAZING SUN DR	328	49:973:0328
1124 EAST BLAZING SUN DR	329	49:973:0329
5143 NORTH PONY RIDER WAY	303	49:973:0303
1138 EAST BLAZING SUN DR	330	49:973:0330
1139 EAST BLAZING SUN DR	331	49:973:0331
1125 EAST BLAZING SUN DR	332	49:973:0332
1103 EAST BLAZING SUN DR	333	49:973:0333
1097 EAST BLAZING SUN DR	334	49:973:0334
1075 EAST BLAZING SUN DR	335	49:973:0335
1067 EAST BLAZING SUN DR	336	49:973:0336
1055 EAST BLAZING SUN DR	337	49:973:0337
1031 EAST BLAZING SUN DR	338	49:973:0338
	339	49:973:0339
5161 NORTH PONY RIDER WAY	304	49:973:0304
	340	49:973:0340
5179 NORTH PONY RIDER WAY	305	49:973:0305
1035 EAST HORSE RIDER DR	306	49:973:0306
1034 EAST POSTMARK PL	307	49:973:0307
1048 EAST POSTMARK PL	308	49:973:0308
1062 EAST POSTMARK PL	309	49:973:0309

TRACT 5. PARCEL NO: 59:033:0058. 12.88 ACRES MORE OR LESS. SAID 12 ACRE TRACT BEING THE SAME REAL PROPERTY IN THE DEED FROM BETTY T. MURDOCH FAMILY TRUST U/A/D MAY 5, 1992 TO RICHMOND AMERICAN HOMES OF UTAH, INC. RECORDED IN ENTRY NO. 60609:2022 COUNTY DEED RECORDS. OWNER OR PURPORTED OWNER: RICHMOND AMERICAN HOMES OF UTAH INC.

TRACT 6. THE FOLLOWING PARCELS SITUATED IN PONY EXPRESS ESTATES PHASE 1, A SUBDIVISION, UTAH COUNTY, ACCORDING TO THE MAP THEREOF RECORDED BK 49 PG 934, PLAT RECORDS, UTAH COUNTY, UTAH. :



<u>ADDRESS</u>	<u>LOT</u>	<u>TAX ASSESSOR REF.</u>
1078 EAST HOOF PRINT DR	101	49:934:0101
1036 EAST HORSE RIDER DR	110	49:934:0110
1050 EAST HORSE RIDER DR	111	49:934:0111
1064 EAST HORSE RIDER DR	112	49:934:0112
1037 EAST HOOF PRINT DR	113	49:934:0113
1049 EAST HOOF PRINT DR	114	49:934:0114
1063 EAST HOOF PRINT DR	115	49:934:0115
1106 EAST HOOF PRINT DR	116	49:934:0116
1118 EAST HOOF PRINT DR	117	49:934:0117
1132 EAST HOOF PRINT DR	118	49:934:0118
1146 EAST HOOF PRINT DR	119	49:934:0119
1066 EAST HOOF PRINT DR	102	49:934:0102
1160 EAST HOOF PRINT DR	120	49:934:0120
5038 NORTH BLACKSMITH RD	121	49:934:0121
5058 NORTH BLACKSMITH RD	122	49:934:0122
5076 NORTH BLACKSMITH RD	123	49:934:0123
5106 NORTH BLACKSMITH RD	124	49:934:0124
1148 EAST HORSE RIDER DR	125	49:934:0125
1134 EAST HORSE RIDER DR	126	49:934:0126
1120 EAST HORSE RIDER DR	127	49:934:0127
1119 EAST HOOF PRINT DR	128	49:934:0128
1133 EAST HOOF PRINT DR	129	49:934:0129
1052 EAST HOOF PRINT DR	103	49:934:0103
1147 EAST HOOF PRINT DR	130	49:934:0130
1038 EAST HOOF PRINT DR	104	49:934:0104
1026 EAST HOOF PRINT DR	105	49:934:0105
5043 NORTH PONY RIDER WAY	106	49:934:0106
5057 NORTH PONY RIDER WAY	107	49:934:0107
5075 NORTH PONY RIDER WAY	108	49:934:0108

5091 NORTH PONY RIDER WAY

109

49:934:0109

TRACT 7. PARCEL NO: 59:033:0021. 5 ACRES MORE OR LESS. SAID 5 ACRE TRACT BEING THE SAME REAL PROPERTY IN THE DEED FROM BETTY T. MURDOCH FAMILY TRUST U/A/D MAY 5, 1992 TO ALPINE SCHOOL DISTRICT RECORDED IN ENTRY NO. 8736:2017 COUNTY DEED RECORDS, UTAH COUNTY, UTAH. OWNER OR PURPORTED OWNER: ALPINE SCHOOL DISTRICT.

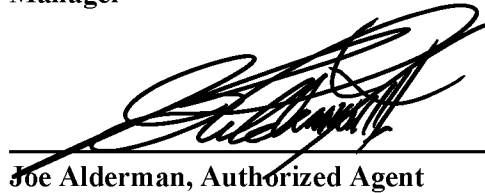
TRACT 8. PARCEL NO: 59:055:0011. 20 ACRES MORE OR LESS. BEGINNING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89° 59' 32" EAST ALONG THE SECTION LINE 2665.60 FEET TO THE NORTH QUARTER CORNER OS AID SECTION 23, THENCE SOUTH 00° 21' 29" WEST ALONG THE CENTER OF SECTION LINE 326.83 FEET; THENCE NORTH 89° 59' 32" WEST 2665.69 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23; THENCE NORTH 00° 22' 24" EAST ALONG THE SECTION LINE 326.83 FEET TO THE POINT OF BEGINNING. COMMONLY KNOWN AS 2333 NORTH 0 ST, EAGLE MOUNTAIN, UTAH. OWNER OR PURPORTED OWNER: FOX RUN 1, LLC..

**CERTIFICATE OF AUTHENTICITY**

STATE OF UTAH  
COUNTY OF UTAH

I, Joe Alderman, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

**Covenant Clearinghouse, LLC, Trustee,  
BY: AFO Management, LLC., a Texas LLC., its  
Manager**

  
\_\_\_\_\_  
Joe Alderman, Authorized Agent

THE STATE OF TEXAS

§ COUNTY OF TRAVIS

Before me, the Undersigned Notary, on the 31st day of May, 2024, personally appeared Joe Alderman, Authorized Agent of Covenant Clearinghouse, LLC, signer of the foregoing instrument, proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged that s/he executed the same in the aforementioned capacity for the purposes therein contained.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS