Traverse Mountain Master Association 2175 W Chapel Ridge Rd Lehi, UT 84043

Attn: Andrew Biesinger



ENT 73208=2023 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 8 11:10 AM FEE 40.00 BY AC
RECORDED FOR TRAVERSE HOUNTAIN MASTER A

## NOTICE OF NONCOMPLIANCE

The Traverse Mountain Master Association, a Utah non-profit corporation (the "Master Association"), hereby files this Notice of Noncompliance against the property located at <u>5407 N. Eagle View Drive</u>. which property is more specifically described as follows:

Legal Description Lot 004, Rockwell Es	states Subdivision
Property Owner or reputed owner isRoo	ckwell Estates TM
Parcel ID: 51:549:0004	
This Notice is to place all third parties on notice that the current owner of the Property, as well as any future purchaser, successor in interest, assignee or transferee that the Property is in violation of the Master Association governing documents, including a Community Declaration recorded in the Utah County Recorder's Office, Utah as Entry 88194:2007. The owner of the individual lot noted above has neglected to obtain approval by the TMMA ARC to allow for construction access through TMMA common area (Parcel: 51:581:0022). The lot owner at 5407 N Eagle View Dr has caused significant slope and retaining wall damage to TMMA common area by cutting a temporary road and rock-catch canal, installing a temporary retaining wall, and causing serious safety concern from rolling boulders from the unapproved installation. The Property will remain in non-compliance until such time as this violation has been cured. The property owner listed above has been notified of the violation of the governing documents and has been given an opportunity to cure the violation and/or request a hearing in front of the Board of Directors. The Master Association reserves the right to take further steps authorized by its governing documents or law to have these violations cured at the lot owner's expense.	
Dated this 7 day of November, 2023.	TRAVERSE MOUNTAIN MASTER ASSOCIATION
	By: Andrew Bresinger Its: General Manager
	Its: General Manager
STATE OF UTAH )	Andrew Biesinger
COUNTY OF Utah ) ss.	
This instrument was acknowledged bef by And rew Biesinger as its General Mana	fore me on <u>NOVEMBER 7</u> , 2023, ager of the Traverse Mountain Master Association.
	NOTARY PUBLIC My Commission Expires: 11.27.2023

