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12/2/2016 4:11:00 PM \$103.00
Book - 10507 Pg - 1028-1030
Gary W. Ott
Recorder, Salt Lake County, UT
RICHARDS LAW PC
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, RETURN TO:

RICHARDS LAW, PC
2040 Murray Holladay Rd., Ste 106
Salt Lake City, UT 84117

**NOTICE OF OBLIGATION OF BUILDING DEPOSIT AND
WATER CONNECTION FEE**

(Pursuant to Covenants of the Association Section 2, Subsection h (2))

BE IT KNOWN TO ALL SELLERS, BUYERS, TITLE COMPANIES AND MORTGAGORS either owning, purchasing or assisting with the closing of a transaction within the Mt. Haven Owners Association, that a certain Amended and Restated Protective Covenants and Bylaws of the Mount Haven Subdivision (the "Covenants") recorded as Entry No. 6493863 in the recorder's office of Salt Lake County, State of Utah, as well as any subsequent amendments, namely a certain Amendment to the Amended and Restated Protective Covenants and Bylaws of the Mount Haven Subdivision (the "Amendment") recorded as Entry No. 11671184 in the recorder's office of Salt Lake County, State of Utah, governs all Lots and Units within the Mount Haven Subdivision and that the undersigned, on behalf of the Mt. Haven Owners Association (the "Association") hereby notify all parties, including those identified within the boundaries of the Covenants and **Exhibit A** attached herewith that:

1. Section 2 "Ownership and Use," Subsection h (2) of the Covenants as amended, requires that a building deposit shall be deposited with the Board of Trustees prior to construction of any addition or improvement consisting of 300 square feet or more of livable space or garage space or both (not including decks or patios).
2. For any new construction of a Dwelling Unit requiring a water connection hook up to the water system, a non-refundable water connection fee of \$3,000.00 shall be paid to the Association.
3. The amount of the building deposit shall initially be \$1,000 for additions adding between 300 and 500 square feet of livable space or garage space or both (not including decks or patios), and the building deposit shall otherwise be a minimum of \$5,000.00. The building deposit will be held in a reserve account until such time as the construction of improvement has been completed. Should the Board of Trustees determine no damage has been done to the Common Area or Common Area Property as a result of the construction, or such damage has been satisfactorily repaired, up to \$500 of a \$1,000 building deposit and up to \$4,000 of a \$5,000 building deposit may be refunded to the Lot Owner at the discretion of the Board of Trustees. Should damage occur as a result of the Lot Owner's construction, either by himself or his invitees, all or a portion of the refundable portion of the building deposit will be withheld to go towards the cost of repairs to the Common Area or replacement of Common Area Property and/or towards damage assessments that the Board of Trustees may levy. The Board of Trustees shall have the power to adjust from time to time the amount of the required building deposit, including any amount that is to be

non-refundable, as well as the authority to levy damage assessments for damage exceeding the non-refundable portion of the building deposit.

Individuals are hereby informed by this Notice that certain standards for the construction of improvements within the Property are required and failure to abide by the Covenants of the Association may result in fines, fees or legal action.

DATE: 12/2, 2016.

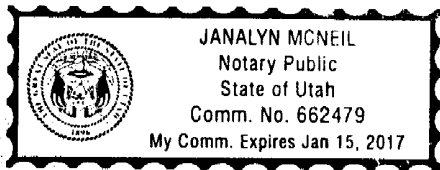
MT. HAVEN OWNERS ASSOCIATION

By: *John D. Richards*
Its: Attorney / Authorized Agent

STATE OF UTAH)
COUNTY OF Salt Lake) :SS

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 December 2, 2016.



Janalyn McNeil
Notary Public

EXHIBIT A

Legal Description

All Lots, MOUNTHAVEN Subdivision, according to the plat thereof as recorded in the office of the SALT LAKE County Recorder.

All Lots, MOUNTHAVEN NO. 2 Subdivision, according to the plat thereof as recorded in the office of the SALT LAKE County Recorder.

First Parcel Number: 24-18-128-001