

WHEN RECORDED. RETURN TO:

FETZER SIMONSEN BOOTH & JENKINS, PC
50 W. Broadway, Suite 1200
Salt Lake City, UT 84101

ENT 7621:2015 PG 1 of 3
Jeffery Smith
Utah County Recorder
2015 Feb 02 08:56 AM FEE 92.00 BY EO
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

NOTICE TO SELLERS, BUYERS and TITLE COMPANIES OF THE EXISTENCE OF
HOMEOWNERS ASSOCIATION and
FEE OBLIGATIONS DUE ON PURCHASE

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES
either owning, purchasing or assisting with the closing of a transaction within the
TRAVERSE MOUNTAIN MASTER ASSOCIATION, that a certain Amended and
Restated Declaration of Covenants, Conditions and restrictions and Reservation of
Easements for Traverse Mountain ("Master Declaration") is recorded as Entry
No.88194:2007 in the recorder's office of Utah County and that the undersigned, on behalf
of the TRAVERSE MOUNTAIN MASTER ASSOCIATION (the "**Association**") hereby
notifies all parties, including those identified above, including within the boundaries of
Exhibit A (the "Property") of the following:

1. They are purchasing and selling property within a master planned community
operated and managed by a homeowners association with covenants, conditions and
restrictions affecting said Property, including annual assessments for the preservation of the
Property.

2. At the closing of a sale on any lot or unit within the Property, except for the
sale of a lot or unit from Perry Homes Utah, Inc., the Master Declaration imposes a transfer
fee ("Transfer Fee") which is required to be paid to the Association upon purchase of any
Lot or Unit within the area described in the Master Declaration.. Such "Transfer Fee" shall
be in addition to any proration of the monthly installment of the annual assessment provided
for in the Master Declaration. Title companies are requested to contact the Association or
its agents to determine whether any outstanding liens or fees apply to any Lot or Unit.
Presently, the Association can be contacted at 801-407-6712.

3. In addition to the above, at the closing of a sale on any single-family lot,
there is imposed a \$1,200.00 Reinvestment Fee Covenant, as authorized by the Master
Declaration and the Reinvestment Fee Covenant (recorded as Entry No.
7550:2015) and Notice of Reinvestment Fee Covenant
for the purpose of maintaining the community and
funding improvements benefiting all members of the Association. Condominium Unit
buyers shall pay \$800.00 for said Fee.

4. The seller, buyer or title company involved in the transaction must contact
the community manager with the name and mailing address of the purchaser and the title
company shall collect the appropriate Transfer Fee and Reinvestment Fee for the
Association from escrow at the close of the transaction.

Exhibit A

Beginning at the northwest corner of Lot A, Crossing at Traverse Subdivision, Phase 1, Amended Plat, on file with the Utah County Recorder's Office which point is North $89^{\circ}52'02''$ East along the Section Line 1322.37 feet and South $00^{\circ}09'28''$ West 129.24 feet from the Northwest Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along the north line of said Lot A the following five (5) calls: (1) East 393.05 feet to a point of curvature; (2) along the arc of a 533.00 foot radius curve to the right 155.89 feet through a central angle of $16^{\circ}45'26''$, the chord of which bears South $81^{\circ}37'17''$ East 155.33 feet; (3) South $73^{\circ}14'34''$ East 103.88 feet to a point of curvature; (4) along the arc of a 228.00 foot radius curve to the left 30.46 feet through a central angle of $07^{\circ}39'12''$, the chord of which bears South $77^{\circ}04'10''$ East 30.43 feet; (5) South $80^{\circ}53'47''$ East 262.49 feet to a point of curvature; thence along the arc of a 15.00 foot radius curve to the right 22.86 feet through a central angle of $87^{\circ}18'47''$, the chord of which bears South $37^{\circ}14'56''$ East 20.71 feet to the westerly right of way line of Mountain View Road (700 West Street); thence along said right of way the following three (3) calls: (1) along the arc of a 5438.46 foot radius curve to the left 413.65 feet through a central angle of $04^{\circ}21'29''$, the chord of which bears South $03^{\circ}48'11''$ West 413.55 feet; (2) South $03^{\circ}05'53''$ West 132.21 feet; (3) South $00^{\circ}14'03''$ West 106.22 feet to the northerly right of way line of SR 92 (Timpanogos Highway); thence South $87^{\circ}45'29''$ East along said northerly right of way line 942.10 feet; thence along the arc of a 39.00 foot radius curve to the left 30.98 feet through a central angle of $45^{\circ}30'38''$, the chord of which bears North $22^{\circ}39'29''$ East 30.17 feet to the westerly right of way line of 500 West Street; thence North $00^{\circ}05'03''$ West along said westerly right of way 151.41 feet; thence leaving said right of way North $87^{\circ}42'49''$ West 876.62 feet to the easterly right of way of said Mountain View Road (700 West Street); thence along said easterly right of way the following five (5) calls: (1) North $01^{\circ}15'58''$ West 58.95 feet to a point of curvature; (2) along the arc of a 5370.46 foot radius curve to the right 825.25 feet through a central angle of $08^{\circ}48'16''$, the chord of which bears North $06^{\circ}01'39''$ East 824.44 feet; (3) North $14^{\circ}08'48''$ East 88.28 feet; (4) North $14^{\circ}03'49''$ East 78.98 feet; (5) North $16^{\circ}45'26''$ East 74.13 feet; thence leaving said right of way South $73^{\circ}05'56''$ East 763.85 feet; thence North $16^{\circ}45'26''$ East 70.00 feet to a point of non-tangent curvature; thence along the arc of a 31.00 foot radius curve to the left 16.41 feet through a central angle of $30^{\circ}19'20''$, the chord of which bears South $88^{\circ}24'14''$ East 16.22 feet; thence North $00^{\circ}05'59''$ West 1094.80 feet to the south line of Canyon Hills Subdivision, Phase 1 on file with the Utah County Recorder's Office; thence South $89^{\circ}51'58''$ West along said south line 583.30 feet; thence South $89^{\circ}50'33''$ West along said south line and along the south line of Canyon Hills Subdivision, Phase 2 and its line extended 1316.88 feet; thence South $42^{\circ}24'52''$ West 9.25 feet; thence South $00^{\circ}10'07''$ East 466.65 feet to a northerly line of said Crossing at Traverse Subdivision, Phase 1; thence West 0.20 feet to the northwest corner of Lot 146 of said subdivision; thence South $00^{\circ}13'48''$ East along the westerly line of said subdivision 488.00 feet; thence South $00^{\circ}07'45''$ East along said westerly line 493.96 feet to the point of beginning.

Area= 61.398 Acres