

**WHEN RECORDED MAIL TO:**

BALL JANIK LLP  
2040 E. Murray-Holladay Rd., Suite 106  
Salt Lake City, UT 84117

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**NOTICE TO SELLERS, BUYERS AND TITLE COMPANIES OF THE  
EXISTENCE OF THE RANCHES AT EAGLE MOUNTAIN MASTER  
HOMEOWNERS ASSOCIATION, INC.**

**BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES** either owning, purchasing or assisting with the closing of a transaction within THE COVE AT ROCK CREEK OWNERS ASSOCIATION, that a certain Community Declaration for the Ranches at Eagle Mountain Master Homeowner's Association, Inc. ("Master Declaration") was recorded on June 8, 2004 as Entry No. 65905:2004 in the recorder's office of Utah County and that the Master Declaration (and any amendments thereto) established certain obligations of which all owners, sellers and buyers should be aware. The undersigned, on behalf of the Ranches at Eagle Mountain Master Homeowner's Association, Inc. ("Association"), hereby notifies all parties involved in any transaction of the real property identified as the following in the records of the Utah County Recorder's Office:

All lots and units within: COVE AT ROCK CREEK THE PHASE 1, COVE AT ROCK CREEK THE PHASE I AMD, COVE AT ROCK CREEK THE PHASE 2

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 **regular assessments and special assessments** for the preservation and maintenance of the property.
2. The Seller, Buyer, or Title Company involved in the transaction must contact the community manager with the name and mailing address of the purchaser.
3. There may be outstanding assessment obligations and/or violations of the Master Declaration pertaining to the property which may become the obligation and responsibility of the title company or purchaser of the property.

The contact information for the Master Association is: **3688 East Campus Drive, #101, Eagle Mountain, Utah 84005. Phone: (801) 789-7900.**

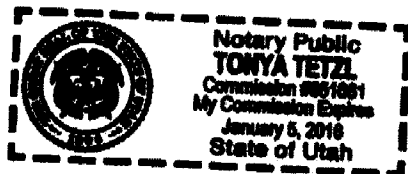
DATED this 4 day of January, 2016.

THE RANCHES AT EAGLE MOUNTAIN  
MASTER HOMEOWNERS ASSOCIATION,  
INC.

  
Its Authorized Representative

STATE OF UTAH     )  
                              :SS  
County of Utah     )

The execution of the foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2016 by Josh Schreiner, who is personally know to me or who has provided acceptable and adequate identification.



  
Notary Public