

11121832
1/25/2011 10:45:00 AM \$76.00
Book - 9900 Pg - 4655-4656
Gary W. Ott
Recorder, Salt Lake County, UT
RICHARDS LAW OFFICE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED MAIL TO:

RICHARDS KIMBLE & WINN, P.C.
2040 E. Murray-Holladay Rd., Suite 106
Salt Lake City, UT 84117

**NOTICE OF EXISTENCE
FOR
OVERLOOK AT OLD MILL HOMEOWNERS ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to those certain documents entitled "Declaration of Covenants, Conditions and Restrictions for the Overlook at Old Mill," recorded on March 14, 1995, as Entry No. 6040246, and "Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Overlook at Old Mill" ("**Declaration**"), recorded on April 1, 2009, as Entry No. 10663253, as may be amended or supplemented from time to time, in the Office of the County Recorder, Salt Lake County, State of Utah, certain restrictions and obligations have been established of which all owners, sellers and buyers should be aware.

The undersigned, on behalf of the Overlook at Old Mill Homeowners Association, Inc. ("**Association**"), hereby notifies all parties involved in any transaction with respect to the real property identified in **Exhibit 1** that they are purchasing and/or selling property within a planned unit development which is 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.

Also, that prior to the sale or conveyance of any said real property within the Association, the buyer involved in the transaction is encouraged to contact the Association to identify whether the subject property is in good standing, more specifically, to discover whether all outstanding assessments have been paid and that the subject property is in compliance with the provisions of the Declaration and other governing documents of the Association..

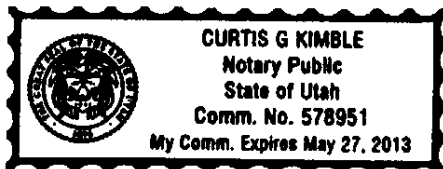
DATED this 25 day of January, 2011.

Overlook at Old Mill Homeowners Association, Inc.

John D Richards, Esq.
Its: Authorized Representative, Attorney

STATE OF UTAH)
 :SS
County of Salt Lake)

The execution of the foregoing instrument was acknowledged before me this 25 day of January, 2011 by John Richards, as an Authorized Representative of the Overlook at Old Mill Homeowners Association, Inc., who is personally known to me or who has provided acceptable and adequate identification.



[Signature]
Notary Public

Exhibit 1

Legal Description

ALL Units (65) included in the Overlook at Old Mill Subdivision, including parcel number 22233280140000.

BEGINNING at a point which is due East 1341.254 feet from the West Quarter corner of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian (the said West Quarter corner of Section 23 bears North 00°09'12" East 2651.89 feet from the Southwest corner of Section 23, (the basis of bearing is the South line of the Southwest Quarter of said Section 23, which bears South 89°47'55" East); said point of beginning being at the Northeast corner of Mill Hollow Estates Plat "F"; thence from said point of beginning North 00°18'29" West 242.470 feet.; thence North 89°39'07" East 318.871 feet to a point on a 350.000 foot radius curve to the right; bearing to the radius point bears South 00°20'53" East; thence along arc of said curve 128.144 feet through a central angle of 20°58'39"; thence South 69°22'14" East 23.430 feet to the point of a 500.000 foot radius curve to the left; bearing to the radius point bears North 20°37'46" East; thence along arc of said curve 71.415 feet through a central angle of 08°11'01" ; thence departing said curve South 77°33'15" East 398.414 feet to the Westerly right-of-way line of 3000 East Street; thence along said Westerly right-of-way line the following two (2) courses 1) South 12°27'20" West 858.078 feet; 2) to the point of a 1040.000 foot radius curve to the left; bearing to the radius point bears South 77°32'40" East; thence along arc of said curve 167.260 feet through a central angle of 09°12'53" to the point of a 20.000 foot reverse radius curve to the right; bearing to the radius point bears North 86°45'33" West; thence along arc of said curve 32.025 feet through a central angle of 91°44'41"; thence departing said curve to a point on the Northerly right-of-way line of Hollow Mill Drive; thence along said right-of-way line the following three (3) courses 1) North 85°00'52" West 364.267 feet to the point on a 785.800 foot radius curve to the right; bearing to the radius point bears North 04°59'08" East; 2) thence along arc of said curve 191.691 feet through a central angle of 13°58'37"; 3) to the point of a 522.890 foot radius reverse curve to the left; bearing to the radius point bears South 18°57'45" West; thence along arc of said curve 141.582 feet through a central angle of 15°30'50" to a point on the Easterly boundary line of Mill Hollow Estate Plat "E"; thence along the Easterly boundary line of Mill Hollow estates Plat "E" and "F" North 00°18'29" West 815.907 feet to the point of BEGINNING.