

When Recorded, Mail To:
Sunset Park HOA
P.O. Box 476
Spanish Fork, UT 84660

ENT 143345:2004 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Dec 22 3:20 pm FEE 183.00 BY SN
RECORDED FOR SUNSET PARK HOA

**NOTICE OF CONTINUING LIEN AND REQUIREMENTS FOR CLEARANCE,
ALSO, NOTICE OF RENTAL REGULATIONS**

NOTICE IS HEREBY GIVEN that the Sunset Park Homeowners Association and the respective Board of Directors of said Association acting on behalf of all lot and homeowners of the property described herein located in Spanish Fork City, Utah, claims a continuing lien upon the property described below, pursuant to Utah Code 57-8a-203, et seq., and in accordance with the Declarations of Covenants, Conditions, Restrictions and Easements for Sunset Park Planned Residential Development executed on March 15, 1996, May 12, 1997, and August 28, 1997, and recorded in the Office of the Utah County Recorder respectively on March 21, 1996 as Entry No. 23420, in Book 3920, Page 167, and on August 6, 1997 as Entry No. 59758, Book 4339, Page 596, and on January 7, 1998 as Entry No. 1430, Book 4486, Page 288, together with subsequent amendments and additions thereto, for the securing of payment of all common expenses, greenbelt area, open space, and park area expenses, fees, assessments, late fees, costs of collection, and/or penalties levied or assessed to the various lot or homeowners no matter when levied or assessed and regardless of the manner or the frequency of payment imposed.

DESCRIPTIONS OF PROPERTY:

Sunset Park Planned Residential Development, Plat C, Lots 1 through 77. Sunset Park Planned Residential Development, Plat D, Lots 1 through 30, Lots 33 and 34. Sunset Park Planned Residential Development, Plat F, Lots 1 through 63.

NOTICE IS HEREBY GIVEN that prior to the sale or conveyance of any said lots or homes above described, a statement of account or clearance must be obtained from the Board of Directors of the Sunset Park Homeowners Association, or its assigned Manager/Agent, P.O. Box 476, Spanish Fork UT 84660, indicating that all outstanding common area, greenbelt area, open space, and park area expenses, fees, assessments, late fees, costs of collection, and/or penalties attributable to each lot or home or to its respective owner(s) have been paid in full; otherwise a transferee or grantee of such lot or home will be responsible for payment of prior outstanding assessments. A prospective purchaser who ignores this Notice will purchase such property subject to liability for all such outstanding indebtedness to the Sunset Park Homeowners Association (H.O.A.).

Should any provision on this lien be found to be unenforceable, the remaining provisions shall continue in full force and effect.

NOTICE IS ALSO GIVEN REGARDING THE PURCHASE OF HOMES FOR RENTALS that in Accordance with Section 5.23 of said Declarations of Covenants, Conditions, and Restrictions, the Rental QUOTA is filled i.e. Non-owner occupied dwellings have exceeded 20% of the total number of residences. Therefore, current owners and prospective buyers must obtain written permission from the Board of Directors of the Sunset Park H.O.A., or its assigned Manager/Agent, at P.O. Box 476, Spanish Fork UT 84660, in order to be able to rent their home. If found to be in violation of this regulation, violators will be subject to fines, fees, costs of collection, including attorney fees in accordance with the aforementioned Sunset Park Planned Residential Declarations of Covenants, Conditions, Restrictions and Easements.

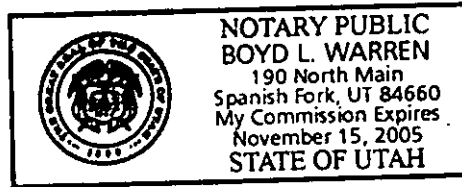
DATED this WEDNES day of December 22, 2004.

Sunset Park Homeowners Association

By: Adam J. Leonard
Adam J. Leonard, President

By: Nadine Meyer
Nadine Meyer, Secretary

STATE OF UTAH)
: ss.
COUNTY OF UTAH)



On this 22nd day of December 2004, personally appeared before me, Adam J. Leonard, and Nadine Meyer, who being by me duly sworn that he is the President, and she the Secretary, of the Sunset Park Homeowners Association Board of Directors, and that they authorized upon a resolution of said Board of Directors, and that they have the authority to execute this instrument in behalf of said association. In witness thereof, I have set my hand and affixed my official seal.

Boyd L. Warren
Notary Public