

Assignment Page 1 of 10  
Gary Christensen Washington County Recorder  
09/04/2025 04:51:26 PM Fee \$236.00 By TAVA  
TOWN LLC

WHEN RECORDED RETURN TO:

C. Jeremy Clark  
Tava Town LLC  
PO Box 195  
9350 South 150 East, Suite 820  
Midway, Utah 84049

**Recorded Against the Property Described on Exhibit A**

**ASSIGNMENT AND TRANSFER OF DECLARANT RIGHTS AND  
OBLIGATIONS TO SUCCESSOR DECLARANT AND ACCEPTANCE  
FOR  
TAVA HOMEOWNERS' ASSOCIATION  
A PLANNED COMMUNITY DEVELOPMENT**

THIS ASSIGNMENT AND TRANSFER OF DECLARANT RIGHTS AND OBLIGATIONS TO SUCCESSOR DECLARANT AND ACCEPTANCE (the "Assignment of Declarant Rights") is made and effective this 2<sup>nd</sup> day of September, 2025, by and between TAVA LAND, LLC, an Idaho limited liability company ("Original Declarant"), and TAVA TOWN LLC, a Utah limited liability company ("Successor Declarant").

**RECITALS**

A. Original Declarant organized Tava Homeowners Association, Inc., a Utah non-profit corporation, by filing Articles of Incorporation with the State of Utah on or about October 17, 2019.

B. On or about October 24, 2019, Original Declarant recorded Declaration or Covenants, Conditions and Restrictions for Tava Homeowners' Association ("Original Declaration") recorded October 24, 2019 as Document No. 20190044087. Original Declarant thereafter recorded the following amendments to the Original Declaration: the Amended Declaration and Restated Declaration ("Amended Declaration") recorded on December 16, 2019 as Document No. 20190052471; the Second Amended and Restated Declaration ("Second Amended Declaration") recorded on August 31, 2022 as Document No. 20200046996; the Third Amended and Restated Declaration ("Third Amended Declaration") recorded on December 22, 2022 as Document 20220053963; and the Fourth Amended and Restated Declaration ("Fourth Amended Declaration") recorded on May 9, 2025 as Document 20250016188.

C. Article IX of the Fourth Amended Declaration, entitled "Special Declarant Rights," reserves to Original Declarant the right to assign and transfer the Special Declarant Rights to a successor.

D. On or about August 29, 2025, Original Declarant sold all its right, title and interest in Tava Resort at Sand Hollow Phase 1 and Phase 2 to Successor Declarant.

E. Accordingly, Original Declarant now desires to fully and finally assign and transfer all its rights and obligations as "Declarant" under the Fourth Amended Declaration to Successor Declarant, and Successor Declarant desires to accept all rights and obligations as "Declarant" under the Fourth Amended Declaration.

ASSIGNMENT, TRANSFER, AND ACCEPTANCE

1. Original Declarant hereby fully assigns and transfers to Successor Declarant, and Successor Declarant hereby fully accepts from Original Declarant, all rights and obligations under the Fourth Amended Declaration.

2. Original Declarant agrees to forthwith transfer the full bank balances of the reserve account and operating account, both as of August 29, 2025, for Tava Homeowners Association, Inc., to Successor Declarant; and Successor Declarant agrees to forthwith thereafter open and deposit the reserve account and operating account balances into new bank accounts for Tava Homeowners Association, Inc.

3 THE ORIGINAL DECLARANT has executed this Assignment of Declarant Rights on the day of September, 2025.

TAVA LAND, LLC,

An Idaho limited liability company

Roger Ball  
By: Roger Ball  
Its: Manager

Marsha Ball  
By: Marsha Ball  
Its: Manager

STATE OF IDAHO )  
: ss.  
County of Bonneville )

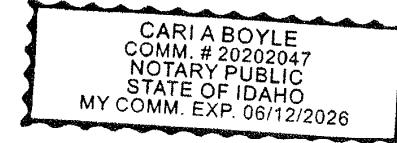
On the 3 day of September 2025, personally appeared before me Roger Ball, who being by me duly sworn did say that he is a managing member of Tava Land, LLC, and that he executed the foregoing Assignment and Transfer of Declarant Rights and Obligations to Successor

Declarant and Acceptance for Tava Homeowners' Association, Inc., on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of Tava Land, LLC, and he did duly acknowledge before me that such limited liability company executed the same for the uses and purposes stated herein.



Notary Public

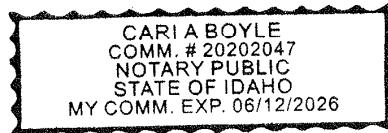
STATE OF IDAHO )  
: ss.  
County of Bonneville )



On the 3 day of September 2025, personally appeared before me Marsha Ball, who being by me duly sworn did say that she is a managing member of Tava Land, LLC, and that she executed the foregoing Assignment and Transfer of Declarant Rights and Obligations to Successor Declarant and Acceptance for Tava Homeowners' Association, Inc., on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of Tava Land, LLC, and she did duly acknowledge before me that such limited liability company executed the same for the uses and purposes stated herein.



Notary Public



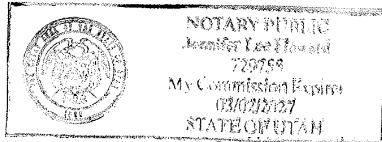
THE SUCCESSOR DECLARANT has executed this Assignment of Declarant Rights on the 3<sup>rd</sup> day of September, 2025.

TAVA TOWN LLC,

A Utah limited liability company

By: MKR Properties, LLC

Its: Managing Manager



C. Jeremy Clark, Manager

STATE OF UTAH )  
: ss.  
County of Wasatch ~~Summit~~ )

On the 3<sup>rd</sup> day of September 2025, personally appeared before me Jeremy Clark, who being by me duly sworn did say that he is the manager of MKR Properties, LLC, which is the managing member of Tava Town LLC, and that he executed the foregoing Assignment and Transfer of Declarant Rights and Obligations to Successor Declarant and Acceptance for Tava Homeowners' Association, Inc., on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of Tava Town LLC, and he did duly acknowledge before me that such limited liability company executed the same for the uses and purposes stated herein.

Notary Public

**EXHIBIT A**  
**TAVA LEGAL DESCRIPTION**

All of TAVA RESORT AT SAND HOLLOW PHASE 1, according to the official plat on file in the Office of the Washington County Recorder as Document 20180027739.

Parcel Number H-4205-D-8-A

Parcel Number H-TAR-1-1  
Parcel Number H-TAR-1-2  
Parcel Number H-TAR-1-3  
Parcel Number H-TAR-1-4  
Parcel Number H-TAR-1-5  
Parcel Number H-TAR-1-6  
Parcel Number H-TAR-1-7  
Parcel Number H-TAR-1-8  
Parcel Number H-TAR-1-9  
Parcel Number H-TAR-1-10  
Parcel Number H-TAR-1-11  
Parcel Number H-TAR-1-12  
Parcel Number H-TAR-1-13  
Parcel Number H-TAR-1-14  
Parcel Number H-TAR-1-15  
Parcel Number H-TAR-1-16  
Parcel Number H-TAR-1-17  
Parcel Number H-TAR-1-18  
Parcel Number H-TAR-1-19  
Parcel Number H-TAR-1-20  
Parcel Number H-TAR-1-54  
Parcel Number H-TAR-1-55  
Parcel Number H-TAR-1-56  
Parcel Number H-TAR-1-57  
Parcel Number H-TAR-1-58  
Parcel Number H-TAR-1-59  
Parcel Number H-TAR-1-60  
Parcel Number H-TAR-1-61  
Parcel Number H-TAR-1-70  
Parcel Number H-TAR-1-71  
Parcel Number H-TAR-1-72  
Parcel Number H-TAR-1-73  
Parcel Number H-TAR-1-74  
Parcel Number H-TAR-1-75  
Parcel Number H-TAR-1-76  
Parcel Number H-TAR-1-77

Parcel Number H-TAR-1-78  
Parcel Number H-TAR-1-79  
Parcel Number H-TAR-1-80  
Parcel Number H-TAR-1-81  
Parcel Number H-TAR-1-82  
Parcel Number H-TAR-1-83  
Parcel Number H-TAR-1-84  
Parcel Number H-TAR-1-85  
Parcel Number H-TAR-1-86  
Parcel Number H-TAR-1-87  
Parcel Number H-TAR-1-88  
Parcel Number H-TAR-1-89  
Parcel Number H-TAR-1-90  
Parcel Number H-TAR-1-91  
Parcel Number H-TAR-1-92  
Parcel Number H-TAR-1-100  
Parcel Number H-TAR-1-101  
Parcel Number H-TAR-1-102  
Parcel Number H-TAR-1-103  
Parcel Number H-TAR-1-104

And all lots, parcels or other real property located within the following metes and bounds legal description whether or not specifically identified above:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00\*05'32" EAST, ALONG THE SECTION LINE, A DISTANCE OF 54.88 FEET; THENCE NORTH 90\*00'00" EAST, A DISTANCE OF 138.43 FEET TO THE POINT OF BEGINNING, THENCE NORTH 62\*22'17" EAST, A DISTANCE OF 109.71 FEET; THENCE NORTH 30\*12'46" EAST, A DISTANCE OF 53.16 FEET; THENCE NORTH 62\*22'17" EAST, A DISTANCE OF 94.03 FEET; THENCE NORTH 32\*06'53" WEST, A DISTANCE OF 74.28 FEET; THENCE NORTH 36\*23'22" WEST, A DISTANCE OF 52.75 FEET; THENCE NORTH 30\*21'44" WEST, A DISTANCE OF 42.87 FEET; THENCE NORTH 12\*56'20" EAST, A DISTANCE OF 107.02 FEET; THENCE SOUTH 71\*30'21" EAST, A DISTANCE OF 100.05 FEET; THENCE NORTH 14\*02'16" EAST, A DISTANCE OF 103.62 FEET; THENCE NORTH 67\*39'14" WEST, A DISTANCE OF 6.65 FEET; THENCE NORTH 22\*20'46" EAST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 67\*39'14" EAST, A DISTANCE OF 117.74 FEET; THENCE NORTH 22\*14'28" EAST, A DISTANCE OF 26.00 FEET; THENCE NORTH 13\*20'14" EAST, A DISTANCE OF 54.43 FEET; THENCE NORTH 07\*36'58" EAST, A DISTANCE OF 36.45 ACT; THENCE NORTH 00\*13'25" WEST, A DISTANCE OF 11.76 FEET; THENCE NORTH 06\*45'30" WEST, A DISTANCE OF 319.48 FEET; THENCE NORTH 24\*56'76" WEST, A DISTANCE OF 49.53 FEET; THENCE NORTH 00\*15'03" WEST, A DISTANCE OF 109.96 FEET; THENCE NORTH 89\*44'57" EAST, A DISTANCE OF 252.42 FEET, TO A POINT ON THE WESTERLY LINE OF THE RETREAT AT SAND HOLLOW PHASE 3, ACCORDING

TO THE OFFICIAL PLAT THEREOF FILED UNDER DOCUMENT #20170007372 WASHINGTON COUNTY RECORDS; THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID LINE, SOUTH 00°14'52" EAST, A DISTANCE OF 133.84 FEET; THENCE SOUTH 11°11'30" EAST, A DISTANCE OF 330.64 FEET; THENCE SOUTH 00°04'34" WEST, A DISTANCE OF 647.60 FEET; THENCE SOUTH 62°00'03" WEST, A DISTANCE OF 81.22 FEET; THENCE SOUTH 50°00'53" WEST, A DISTANCE OF 53.16 FEET; THENCE SOUTH 62°00'03" WEST, A DISTANCE OF 99.00 FEET; THENCE SOUTH 27°59'57" EAST, A DISTANCE OF 164.16 FEET; THENCE SOUTH 49°05'50" EAST, A DISTANCE OF 360.61 FEET, TO A POINT ON THE NORTHWESTERLY LINE OF THE RETREAT AT SAND HOLLOW RESORT PHASE 1, ACCORDING TO THE OFFICIAL PLAT FOUND ON DOCUMENT #20070042165 WASHINGTON COUNTY RECORDS; THENCE SOUTH 88°04'15" WEST, A DISTANCE OF 127.21 FEET, TO THE NORTHEASTERLY CORNER OF THE RETREAT AT SAND HOLLOW RESORT PHASE 1A, ACCORDING TO THE OFFICIAL PLAT FOUND ON DOCUMENT #20100000283, WASHINGTON COUNTY RECORDS; THENCE NORTH 66°08'22" WEST, A DISTANCE OF 65.73 FEET, TO THE NORTHWESTERLY CORNER OF SAID PHASE 1A; THENCE SOUTH 38°36'48" WEST, ALONG THE WESTERLY LINE OF SAID PHASE 1A, A DISTANCE OF 113.71 FEET; THENCE SOUTH 14°35'43" WEST, ALONG SAID LINE, A DISTANCE OF 46.58 FEET; THENCE SOUTH 34°42'04" WEST, ALONG SAID LINE AND AN EXTENSION THEREOF, A DISTANCE OF 115.91 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF THAT PARCEL SHOWN BY DOCUMENT #20160031276, OFICIAL WASHINGTON COUNTY RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID LINE, NORTH 50°38'16" WEST, A DISTANCE OF 126.11 FEET; THENCE NORTH 27°37'43" WEST, A DISTANCE OF 702.77 FEET; THENCE NORTH 32°02'05" WEST, A DISTANCE OF 87.40 TO THE POINT OF BEGINNING.

Contains 15.20 acres more or less.

All of TAVA RESORT AT SAND HOLLOW PHASE 2, according to the official plat on file in the Office of the Washington County Recorder as Document 20210059578.

Parcel Number H-TAR-2-21  
Parcel Number H-TAR-2-22  
Parcel Number H-TAR-2-23  
Parcel Number H-TAR-2-24  
Parcel Number H-TAR-2-25  
Parcel Number H-TAR-2-26  
Parcel Number H-TAR-2-27  
Parcel Number H-TAR-2-28  
Parcel Number H-TAR-2-29  
Parcel Number H-TAR-2-30  
Parcel Number H-TAR-2-31  
Parcel Number H-TAR-2-32  
Parcel Number H-TAR-2-33

Parcel Number H-TAR-2-34  
Parcel Number H-TAR-2-35  
Parcel Number H-TAR-2-36  
Parcel Number H-TAR-2-37  
Parcel Number H-TAR-2-38  
Parcel Number H-TAR-2-39  
Parcel Number H-TAR-2-40  
Parcel Number H-TAR-2-41  
Parcel Number H-TAR-2-42  
Parcel Number H-TAR-2-43  
Parcel Number H-TAR-2-44  
Parcel Number H-TAR-2-45  
Parcel Number H-TAR-2-46  
Parcel Number H-TAR-2-47  
Parcel Number H-TAR-2-48  
Parcel Number H-TAR-2-49  
Parcel Number H-TAR-2-50  
Parcel Number H-TAR-2-51  
Parcel Number H-TAR-2-52  
Parcel Number H-TAR-2-53  
Parcel Number H-TAR-2-54  
Parcel Number H-TAR-2-55  
Parcel Number H-TAR-2-56  
Parcel Number H-TAR-2-57  
Parcel Number H-TAR-2-58  
Parcel Number H-TAR-2-59  
Parcel Number H-TAR-2-60  
Parcel Number H-TAR-2-61  
Parcel Number H-TAR-2-62  
Parcel Number H-TAR-2-63  
Parcel Number H-TAR-2-64  
Parcel Number H-TAR-2-65  
Parcel Number H-TAR-2-66  
Parcel Number H-TAR-2-67  
Parcel Number H-TAR-2-68  
Parcel Number H-TAR-2-69  
Parcel Number H-TAR-2-93  
Parcel Number H-TAR-2-94  
Parcel Number H-TAR-2-95  
Parcel Number H-TAR-2-96  
Parcel Number H-TAR-2-97  
Parcel Number H-TAR-2-98  
Parcel Number H-TAR-2-99  
Parcel Number H-TAR-2-COMMON

And all lots, parcels or other real property located within the following metes and bounds legal description whether or not specifically identified above:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 23. TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 00°05'32" EAST 240.47 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, THENCE NORTH 00°05'32" EAST 246.39 FEET ALONG THE SECTION LINE TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF THE DUNES AT SAND HOLLOW RESORT ACCORDING TO THE OFFICIAL PLAT RECORDED AS DOCUMENT #20070050503 OF OFFICIAL WASHINGTON COUNTY RECORDS AND ALSO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS 72.50 FEET OF WHICH THE RADIUS POINT LIES NORTH 00°05'17" EAST; THENCE NORTHEASTERLY 62.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°44'11" AND A CHORD BEARING OF NORTH 65°13'11" EAST 60.98 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY 39.57 FEET THROUGH A CENTRAL ANGLE OF 45°20'38"; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 00°00'35" EAST, A DISTANCE OF 34.45 FEET; THENCE NORTH 89°59'25" WEST 2.00 FEET; THENCE NORTH 00°00'35" EAST 25.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS 50.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 04°14'10" EAST; THENCE NORTHWESTERLY 71.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°37'11" AND A CHORD BEARING OF NORTH 44°57'14" WEST 65.36 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 04°08'07" WEST, A DISTANCE OF 85.64 FEET; THENCE  
NORTH 00°05'32" EAST 366.18 FEET; THENCE NORTH 80°44'57" EAST 441.41 FEET TO THE NORTHWEST CORNER OF TAVA RESORT AT SAND HOLLOW PHASE 1 AS RECORDED AS DOCUMENT #20180027739 OF OFFICIAL WASHINGTON COUNTY RECORDS; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING TWO COURSES THENCE SOUTH 00°15'03" EAST 109.96 FEET; THENCE SOUTH 24°56'46" EAST 49.53 FEET TO THE NORTHWEST CORNER OF TAVA RESORT AT SAND HOLLOW PARTIAL AMENDMENT A; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARTIAL AMENDED A THE FOLLOWING FOUR COURSES: THENCE SOUTH 06°45'30" EAST 319.48 FEET; THENCE SOUTH 00°13'25" EAST 11.76 FEET; THENCE SOUTH 07°36'58" WEST 36.45 FEET; THENCE SOUTH 13°20'14" WEST 54.43 FEET TO A POINT ON THE BOUNDARY LINE OF SAID TAVA RESORT AT SAND HOLLOW PHASE 1; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THIRTEEN COURSES: THENCE SOUTH 22°14'28" WEST 26.00 FEET; THENCE NORTH 67°39'14" WEST 117.74 FEET; THENCE SOUTH 22°20'46" WEST 26.00 FEET; THENCE SOUTH 67°39'14" EAST 6.65 FEET; THENCE SOUTH 14°02'16" WEST 103.62 FEET; THENCE NORTH 71°30'21" WEST 100.05 FEET; THENCE SOUTH 12°56'20" WEST 107.02 FEET; THENCE SOUTH 30°21'44" EAST 42.87 FEET; THENCE SOUTH 36°23'22" EAST 52.75 FEET; THENCE SOUTH 32°06'53" EAST 74.28 FEET; THENCE

SOUTH 62°22'17" WEST 94.03 FEET; THENCE SOUTH 30°12'46" WEST 53.16 FEET;  
THENCE SOUTH 62°22'17" WEST 109.71 FEET; THENCE NORTH 32°02'05" WEST 116.34  
FEET; THENCE NORTH 41°18'38" WEST 115.77 FEET TO THE POINT OF BEGINNING.

Contains 8.87 acres more or less.