

RETURNED

2351448

MAR 25 2008

BK 4497 PG 450

WHEN RECORDED, MAIL TO:

Sandalwood Cove HOA
PO Box 1029
West Jordan, UT 84084

How legal

13-256-0001 thru 0069

E 2351448 B 4497 P 450-451
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/25/2008 11:19 AM
FEE \$79.00 Pgs: 2
DEP RT REC'D FOR SANDALWOOD COVE H
OA

Sandalwood Cove #1 Planned Unit Development lots 0001 thru 0069

Parcel #: 13-223-0001 thru 0069 Sandalwood Cove Planned Unit Development of South Weber City

NOTICE OF CONTINUING LIEN AND
Requirements for Clearance

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the provisions of "Declaration of Covenants, Conditions, and Restrictions of Sandalwood Cove Condominiums dated March 1, 2001, which Declaration was filed for record on March 1, 2001, as Entry No. 1642341 In the office of the County Recorder of Davis County, State of Utah, Book 2758, Pages 103 through 117, inclusive, the Management Committee of Sandalwood Cove Homeowners Association, on behalf of all unit owners, claims a continuing lien upon the following described real property for the payment of all common expenses, charges, assessments, and/or penalties levied or assessed to the various unit owners no matter when levied or assessed and regardless of the manner or frequency of payment imposed:

All of Lots 1 thru 68 SANDALWOOD COVE AMENDED PUD, as recorded in the Office of the County Recorder of Davis County, State of Utah.

Tax ID No's: 13-256-0001 thru 13-256-0068

Notice is hereby given that prior to the sale or conveyance of any said townhome units above described, a statement of account or clearance should be obtained from the Management Company of Sandalwood Cove, Sandalwood Cove Homeowners Association, PO Box 1029, West Jordan, UT 84084 (801) 395-0465, indicating that all outstanding common expenses, charges, assessments and/or penalties attributable to each unit or to their respective owners have been paid in full, otherwise a transferee of grantee of such unit may 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 association of unit owners of Sandalwood Cove Townhomes.

DATED: March 23, 2008

SANDALWOOD COVE
HOMEOWNERS ASSOCIATION

Richard Maughan

Michael Anderberg, Managing Agent

STATE OF UTAH)

: ss.

County of Davis)

On this 24th day of March 2008, personally appeared before me Michael Anderberg, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that he is the Managing Agent of Sandalwood Cove Homeowners Association and that said document was signed by him in behalf of said Association by authority of its bylaws (or of a Resolution of its Management Committee), and said Michael Anderberg acknowledged to me that said Association executed the same.

Catherine M. Johnson
NOTARY PUBLIC

My Commission Expires: 2-7-11

