

Prepared By  
Jeff Johnson, General Counsel  
Covenant Clearinghouse, LLC  
701 Brazos St., Austin, TX. 78701

NOTICE OF TRANSFER FEE COVENANT  
[PURSUANT TO UTAH CODE §§ 57-1-46:47]

COVENANT CLEARINGHOUSE, LLC., A NEVADA LIMITED LIABILITY COMPANY (HEREIN "TRUSTEE"), WHOSE ADDRESS IS P. O. BOX 6193, ROUND ROCK, TX, 78683 AND 701 BRAZOS ST., AUSTIN, TX. 78701, IN ITS CAPACITY AS DULY APPOINTED TRUSTEE UNDER THE CC&R IDENTIFIED BELOW (SAID APPOINTMENT HEREBY RATIFIED AND AFFIRMED), HEREBY NOTIFIES THE PUBLIC OF THE FOREGOING AND AS FOLLOWS:

1. CERTAIN REAL PROPERTY (HEREIN CALLED THE "PROPERTY") SITUATED IN UTAH COUNTY, STATE OF UTAH, IS ENCUMBERED BY A TRANSFER FEE COVENANT (AS MAY BE AMENDED FROM TIME TO TIME PURSUANT TO THE TERMS THEREIN, HEREIN CALLED THE "CC&R") WHICH IMPOSES A TRANSFER FEE OBLIGATION (HEREIN CALLED AN AN "ASSESSMENT") PAYABLE IN CONNECTION WITH TRANSFERS OF AN INTEREST (EACH HEREIN CALLED A "CONVEYANCE") IN THE PROPERTY. THE CC&R AND THE PROPERTY ARE EACH IDENTIFIED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
2. THE ASSESSMENT AMOUNT IS ONE PERCENT (1%) OF THE CONSIDERATION PAID IN CONNECTION WITH A CONVEYANCE, DETERMINED IN ACCORDANCE WITH THE CC&R.
3. PAYMENT INFORMATION AND CLOSING ASSISTANCE CAN BE OBTAINED VIA THE TRUSTEE WEBSITE, VIZ: [WWW.COVENANTCLEARINGHOUSE.COM](http://WWW.COVENANTCLEARINGHOUSE.COM)
4. THE NAME OF EACH BENEFICIARY HOLDING AN INTEREST IN THE CC&R (EACH A "BENEFICIARY") IS SET FORTH IN EXHIBIT A. THE CURRENT ADDRESS OF EACH BENEFICIARY, FOR ALL CC&R RELATED PURPOSES, IS: IN CARE OF THE TRUSTEE, AT THE ADDRESS ABOVE OR AS PUBLISHED ON THE TRUSTEE WEBSITE.
5. THE TRUSTEE IS THE DESIGNATED PAYEE OF RECORD FOR, AND AUTHORIZED REPRESENTATIVE OF, EACH BENEFICIARY FOR ALL PURPOSES RELATED TO THE CC&R.
6. PURSUANT TO ITS AUTHORITY TO ACT IN THE PLACE AND STEAD OF EACH BENEFICIARY, THE TRUSTEE, BY SIGNATURE BELOW, APPROVES THIS NOTICE ON BEHALF OF, AND AS THE ACT OF, EACH AND EVERY BENEFICIARY.
7. THE BURDEN OF THE TRANSFER FEE COVENANT (AKA CC&R) IS INTENDED TO RUN WITH THE LAND AND TO BIND SUCCESSORS IN INTEREST AND ASSIGNS.
8. THE DURATION OF THE TRANSFER FEE COVENANT IS NINETY-NINE (99) YEARS.
9. INFORMATION DEEMED RELIABLE, BUT NO GUARANTEE OF ACCURACY IS EXPRESSED OR IMPLIED. NOTHING HEREIN MODIFIES THE CC&R, WHICH SHALL

CONTROL, AND WHICH IS INCORPORATED HEREIN BY REFERENCE. CLAIMS IN EXCESS OF THOSE PERMITTED BY LAW ARE DISCLAIMED. THE PUBLIC MUST CONSULT WITH AND RELY SOLELY UPON LEGAL ADVISORS OF THEIR CHOOSING REGARDING THEIR RIGHTS AND OBLIGATIONS UNDER THE CC&R AND APPLICABLE LAW .

COVENANT CLEARINGHOUSE, LLC, TRUSTEE,  
BY: AFO MANAGEMENT, LLC., A TEXAS LLC., ITS MANAGER



JOE ALDERMAN, AUTHORIZED AGENT

ACKNOWLEDGEMENT

STATE OF TEXAS

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COUNTY OF TRAVIS

ACKNOWLEDGED BEFORE ME ON THIS 31ST DAY OF MAY, 2024, BY JOE ALDERMAN, AUTHORIZED AGENT OF AFO MANAGEMENT, LLC., MANAGER OF COVENANT CLEARINGHOUSE, LLC.



JENNIFER KANE  
NOTARY PUBLIC, STATE OF TEXAS

## EXHIBIT A

THE FOLLOWING INSTRUMENTS (EACH A "CC&R"), RECORDED IN THE REAL PROPERTY RECORDS OF UTAH COUNTY, UTAH, EACH CC&R BEING INCORPORATED HEREIN BY REFERENCE.

THAT ONE CERTAIN INSTRUMENT (HEREIN CALLED A "CC&R") FILED ON OR ABOUT 3/6/2009, DOC. NO 240832009, OFFICIAL DEED RECORDS OF UTAH COUNTY, UTAH, SAID CC&R (INCLUDING THE REAL PROPERTY DESCRIPTION THEREIN) INCORPORATED HEREIN BY REFERENCE. [TRUSTEE FILE REF. NO: 2506]. THE BENEFICIARIES ARE: TFR CAPITAL, LLC; FREEHOLD LICENSING, INC.; STEVE MAJORS; GARVICK PROPERTIES II LLC.; MATT BAKER, TOGETHER WITH THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS. THE ASSESSMENT OBLIGATION ENDS ON 3/6/2108 OR AS OTHERWISE PROVIDED IN THE CC&R OR APPLICABLE LAW. THE CC&R AFFECTS THE REAL PROPERTY IDENTIFIED IN THE CC&R, WHICH MAY INCLUDE BUT NOT BE LIMITED TO, THE FOLLOWING:

LOTS 1, 3, 7, 9, 10, 12, 14, 18, 19, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, AND 43, VISTA RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER. ALSO LOTS 47, 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 66, 67, 69, 70, 71, 72, 73, 74, 75, 77, 78, AND 79, VISTA RIDGE PHASE 2, A SUBDIVISION OF LOT 45, VISTA RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER. TAX ID#: 133415

TRACT 1. THE FOLLOWING PARCELS SITUATED IN VISTA RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER. :

<u>ADDRESS</u>	<u>LOT</u>	<u>TAX ASSESSOR REF.</u>
4522 NORTH RIDGE VIEW WAY	19	542030019
4422 NORTH RIDGE VIEW WAY	24	542030024
4402 NORTH RIDGE VIEW WAY	25	542030025
4378 NORTH RIDGE VIEW WAY	26	542030026
1869 WEST RIDGE VIEW WAY	27	542030027
1889 WEST RIDGE VIEW WAY	28	542030028
1903 WEST RIDGE VIEW WAY	29	542030029
4355 NORTH RIDGE VIEW WAY	30	542030030

4379 NORTH RIDGE VIEW WAY	31	542030031
4401 NORTH RIDGE VIEW WAY	32	542030032
4627 NORTH CREST RIDGE RD	1	542030001
4425 NORTH RIDGE VIEW WAY	33	542030033
4449 NORTH RIDGE VIEW WAY	34	542030034
4473 NORTH RIDGE VIEW WAY	35	542030035
4499 NORTH RIDGE VIEW WAY	36	542030036
4535 NORTH RIDGE VIEW WAY	38	542030038
4555 NORTH RIDGE VIEW WAY	39	542030039
4575 NORTH RIDGE VIEW WAY	40	542030040
4595 NORTH RIDGE VIEW WAY	41	542030041
4602 NORTH RIDGE VIEW WAY	42	542030042
4588 NORTH RIDGE VIEW WAY	43	542030043
4595 NORTH CREST RIDGE RD	3	542030003
4562 NORTH CREST RIDGE RD	7	542030007
4520 NORTH CREST RIDGE RD	9	542030009
4492 NORTH CREST RIDGE RD	10	542030010
4456 NORTH CREST RIDGE RD	12	542030012
4418 NORTH CREST RIDGE RD	14	542030014
4528 NORTH RIDGE VIEW WAY	18	542030018

TRACT 2. THE FOLLOWING PARCELS SITUATED IN VISTA RIDGE PHASE 2, A SUBDIVISION OF LOT 45, VISTA RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER. :

<u>ADDRESS</u>	<u>LOT</u>	<u>TAX ASSESSOR REF.</u>
1940 WEST DEER RIDGE TRL	47	542090047
1922 WEST DEER RIDGE TRL	48	542090048
4596 NORTH DEER RIDGE TRL	50	542090050
4526 NORTH DEER RIDGE TRL	51	542090051
4506 NORTH DEER RIDGE TRL	52	542090052
4486 NORTH DEER RIDGE TRL	53	542090053


4466 NORTH DEER RIDGE TRL	54	542090054
4444 NORTH DEER RIDGE TRL	55	542090055
4418 NORTH DEER RIDGE TRL	56	542090056
4398 NORTH DEER RIDGE TRL	57	542090057
4378 NORTH DEER RIDGE TRL	58	542090058
4358 NORTH DEER RIDGE TRL	59	542090059
1797 WEST CREST RIDGE RD	60	542090060
1813 WEST CREST RIDGE RD	61	542090061
1831 WEST CREST RIDGE RD	62	542090062
1847 WEST CREST RIDGE RD	63	542090063
1865 WEST CREST RIDGE RD	64	542090064
1897 WEST CREST RIDGE RD	66	542090066
4318 NORTH CREST RIDGE RD	67	542090067
1896 WEST CREST RIDGE RD	69	542090069
1876 WEST CREST RIDGE RD	70	542090070
1856 WEST CREST RIDGE RD	71	542090071
4339 NORTH DEER RIDGE TRL	72	542090072
4369 NORTH DEER RIDGE TRL	73	542090073
4397 NORTH DEER RIDGE TRL	74	542090074
4415 NORTH DEER RIDGE TRL	75	542090075
4459 NORTH DEER RIDGE TRL	77	542090077
4499 NORTH DEER RIDGE TRL	78	542090078
1907 WEST DEER RIDGE TRL	79	542090079

**CERTIFICATE OF AUTHENTICITY**

STATE OF UTAH  
COUNTY OF UTAH

I, Joe Alderman, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

**Covenant Clearinghouse, LLC, Trustee,  
BY: AFO Management, LLC., a Texas LLC., its  
Manager**

  
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**Joe Alderman, Authorized Agent**

THE STATE OF TEXAS

§ COUNTY OF TRAVIS

Before me, the Undersigned Notary, on the 31st day of May, 2024, personally appeared Joe Alderman, Authorized Agent of Covenant Clearinghouse, LLC, signer of the foregoing instrument, proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged that s/he executed the same in the aforementioned capacity for the purposes therein contained.

  
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NOTARY PUBLIC, STATE OF TEXAS