

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.



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 8/29/2008, DOC. NO 964492008, OFFICIAL DEED RECORDS OF UTAH COUNTY, UTAH, SAID CC&R (INCLUDING THE REAL PROPERTY DESCRIPTION THEREIN) INCORPORATED HEREIN BY REFERENCE. [TRUSTEE FILE REF. NO: 2289]. THE BENEFICIARIES ARE: RFR HOLDINGS, LLC.; SEAN MORGAN KAY; THOR ROUNDY; DANE KAY; BRENT THATCHER; FREEHOLD LICENSING, INC.; STILLWATER PROPERTY II, LLC.; MATT BAKER, TOGETHER WITH THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS. THE ASSESSMENT OBLIGATION ENDS ON 8/29/2107 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 401 THROUGH 448, OF STILLWATER SUBDIVISION PLAT 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE. LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCELS: LOTS 401, 404, 406, 418, 427, 428, 434, AND 438, OF STILLWATER SUBDIVISION PLAT 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

LOTS 501 THROUGH 548, OF STILLWATER SUBDIVISION PLAT 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE. LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCELS: LOTS 507, 508, 526, 534, 537, 539, 540, 541, 542, AND 544, OF STILLWATER SUBDIVISION PLAT 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

(PARCEL NOS.: 66-164-0402 THROUGH 66-164-0403, 66-164-0405, 66-164-0407 THROUGH 66-164-0417, 66-164-0419 THROUGH 66-164-0426, 66-164-0429 THROUGH 66-164-0433, 66-164-0435 THROUGH 66-164-0437, 66-164-0439 THROUGH 66-164-0448, 66-165-0501 THROUGH 66-165-0506, 66-165-0509 THROUGH 66-165-0525, 66-165-0527 THROUGH 66-165-0533, 66-165-0535 THROUGH 66-165-0536, 66-165-0538, 66-165-0543, 66-165-0545 THROUGH 66-165-0548.)

TRACT 1. THE FOLLOWING PARCELS SITUATED IN STILLWATER PLAT 4, A

SUBDIVISION, UTAH COUNTY, ACCORDING TO THE MAP THEREOF RECORDED  
ENTRY NO. 2006-120235 PLAT RECORDS, UTAH COUNTY, UTAH. :

<u>ADDRESS</u>	<u>LOT</u>	<u>TAX ASSESSOR REF.</u>
2646 SOUTH SHADOW RIDGE DR	402	661640402
304 WEST STILLWATER DR	413	661640413
314 WEST STILLWATER DR	414	661640414
324 WEST STILLWATER DR	415	661640415
334 WEST STILLWATER DR	416	661640416
344 WEST STILLWATER DR	417	661640417
372 WEST STILLWATER DR	419	661640419
373 WEST STILLWATER DR	420	66:164:0420
363 WEST STILLWATER DR	421	661640421
353 WEST STILLWATER DR	422	661640422
343 WEST STILLWATER DR	423	661640423
2632 SOUTH SHADOW RIDGE DR	403	661640403
331 WEST STILLWATER DR	424	66:164:0424
321 WEST STILLWATER DR	425	661640425
302 WEST BIRCH DR	426	661640426
338 WEST BIRCH DR	429	661640429
348 WEST BIRCH DR	430	661640430
358 WEST BIRCH DR	431	661640431
2752 SOUTH SANDALWOOD CIR	432	661640432
2744 SOUTH SANDALWOOD CIR	433	661640433
256 WEST SHADOW RIDGE DR	405	661640405
2739 SOUTH SANDALWOOD CIR	435	661640435
2741 SOUTH SANDALWOOD CIR	436	661640436
2751 SOUTH SANDALWOOD CIR	437	661640437
292 WEST BIRCH DR	439	661640439
391 WEST BIRCH DR	440	661640440
2792 SOUTH FOX POINTE DR	441	661640441

363 WEST BIRCH DR	442	661640442
353 WEST BIRCH DR	443	661640443
343 WEST BIRCH DR	444	661640444
333 WEST BIRCH DR	445	661640445
288 WEST SHADOW RIDGE DR	407	661640407
323 WEST BIRCH DR	446	661640446
313 WEST BIRCH DR	447	661640447
301 WEST BIRCH DR	448	66:164:0448
287 WEST SHADOW RIDGE DR	408	661640408
279 WEST SHADOW RIDGE DR	409	661640409
271 WEST SHADOW RIDGE DR	410	661640410
282 WEST STILLWATER DR	411	661640411
294 WEST STILLWATER DR	412	661640412

TRACT 2. THE FOLLOWING PARCELS SITUATED IN STILLWATER PLAT 5, A SUBDIVISION, UTAH COUNTY, ACCORDING TO THE MAP THEREOF RECORDED ENTRY NO. 2006-120238 PLAT RECORDS, UTAH COUNTY, UTAH. :

<u>ADDRESS</u>	<u>LOT</u>	<u>TAX ASSESSOR REF.</u>
296 WEST SHADOW RIDGE DR	501	661650501
306 WEST SHADOW RIDGE DR	502	66:165:0502
316 WEST SHADOW RIDGE DR	503	661650503
326 WEST SHADOW RIDGE DR	504	661650504
344 WEST SHADOW RIDGE DR	505	661650505
344 WEST SHADOW RIDGE DR	506	661650506
2611 SOUTH COLT DR	509	661650509
2623 SOUTH COLT DR	510	661650510
2633 SOUTH COLT DR	511	661650511
2653 SOUTH SPRING MEADOW DR	512	661650512
2667 SOUTH SPRING MEADOW DR	513	661650513
2677 SOUTH SPRING MEADOW DR	514	661650514
408 WEST STILLWATER DR	515	661650515


424 WEST STILLWATER DR	516	661650516
438 WEST STILLWATER DR	517	661650517
	518	66:165:0518
2757 SOUTH SUNRISE PEAK CIR	519	661650519
2773 SOUTH SUNRISE PEAK CIR	520	661650520
2783 SOUTH SUNRISE PEAK CIR	521	661650521
2791 SOUTH SUNRISE PEAK CIR	522	661650522
2788 SOUTH SUNRISE PEAK CIR	523	66:165:0523
2774 SOUTH SUNRISE PEAK CIR	524	66:165:0524
2758 SOUTH SUNRISE PEAK CIR	525	661650525
2731 SOUTH SPRING MEADOW DR	527	661650527
2747 SOUTH SPRING MEADOW DR	528	661650528
2761 SOUTH SPRING MEADOW DR	529	661650529
2773 SOUTH SPRING MEADOW DR	530	661650530
2787 SOUTH SPRING MEADOW DR	531	661650531
413 WEST BIRCH DR	532	661650532
403 WEST BIRCH DR	533	661650533
2752 SOUTH SPRING MEADOW DR	535	66:165:0535
2738 SOUTH SPRING MEADOW DR	536	661650536
2702 SOUTH SPRING MEADOW DR	538	66:165:0538
353 WEST SHADOW RIDGE DR	543	661650543
323 WEST SHADOW RIDGE DR	545	661650545
313 WEST SHADOW RIDGE DR	546	661650546
303 WEST SHADOW RIDGE DR	547	661650547
293 WEST SHADOW RIDGE DR	548	661650548

**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