

**After Recording Mail To:**

Show & Jensen, P.C.  
P.O. Box 2747  
St. George, UT 84770

**NOTICE OF WATER ASSESSMENT RIGHTS**

NOTICE IS HEREBY PROVIDED to all interested persons, that MOUNTAIN SPRINGS WATER COMPANY, a Utah nonprofit corporation ("Mountain Springs"), provides water service to that certain real property and development known as Blackridge Ranches, Phases I through VII, located in Washington County, Utah. Said water company exists and was duly organized pursuant to Utah law regulating such water companies. Further notice is given that Mountain Springs Water Company gives notice of its authority to levy and collect assessments for all water shares issued, or hereafter issued, to owners of lots in the development referred to above and as more particularly described on Exhibit "A" attached hereto and made a part hereof.

Mountain Springs hereby gives notice of its authority pursuant to Article II, Sections 4 and 5 of its Bylaws. Mountain Springs Water Company is a nonprofit organization. All assessed fees will be used for the operations, maintenance, improvement and expansion of the water company for the benefit of the lot owners owning shares in said company.

Currently, the assessed fees are \$25.00 per month, per share of stock. Said assessment commences the month after the stock for the water share is obtained. Late fees will be assessed if share holder fails to make the scheduled payments when due and payable. Failure to make the monthly payments in the amount of \$25.00 for a period of three months or longer will result in a delinquent assessment and lien claim will be filed against the water shares pursuant to Article 11, Section 5 of Water Springs Water Company Bylaws and in accordance with Utah law.

Transfer of ownership of the water shares to subsequent lot owners shall be accomplished through the secretary or such other officer of Mountain Springs Water Company. A Transfer of water share ownership will not be recognized unless all outstanding assessments owing, if any, are brought current to the date of the transfer, and all administrative costs relating to the transfer have been paid.

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RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1996 MAY 30 16:28 PM FEE \$261.00 BY RS  
FOR: SHOW & JENSEN

All inquiries relating to the current ownership of water shares and assessments owing should be directed to the water company at the following address:

Mountain Springs Water Company  
1925 South Old Highway 91  
New Harmony, UT 84757

Pursuant to its Bylaws, Mountain Springs Water Company has the right to assess and foreclose on the water shares and to have the same sold to satisfy any obligation owing to the water company property or pursue personal action against the property owner, or both.

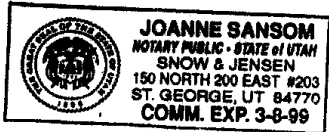
DATED this 9th day of May, 1996.

MOUNTAIN SPRINGS WATER COMPANY  
925 South Old Highway 91  
New Harmony, UT 84757

By: *Edward J. Bazar*  
Its: TRUSTEE

STATE OF UTAH                    )  
  :SS  
COUNTY of Washington        )

On the 9th day of May, 1996, personally appeared before me EDWARD BAZAR who being by me duly sworn did say that he is a Trustee for MOUNTAIN SPRINGS WATER COMPANY, a Utah nonprofit corporation, and he executed the foregoing instrument in behalf of said corporation, by authority of a resolution of its Board of Directors and did acknowledge to me that the corporation executed the same for uses and purposes stated therein.



*Joanne Sansom*  
Notary Public

## EXHIBIT A

The real property referred to in the Notice of Water Assessment Rights is situated in the County of Washington, State of Utah and is described as follows:

All of Lots 1 through 56, BLACKRIDGE RANCHES SUBDIVISION, PHASE 1, according to the official plat thereof, recorded in the Office of the County Recorder of said County on the 17th day of June, 1987, as Entry No. 00316844, in Book 0455, at Page 0798.

All of Lots 57 through 163, BLACKRIDGE RANCHES SUBDIVISION, PHASE 2, according to the official plat thereof, recorded in the Office of the County Recorder of said County on the 22nd day of March, 1989, as Entry No. 00345699, in Book 516, at Page 0319.

All of Lots 164 through 233, BLACKRIDGE RANCHES SUBDIVISION, PHASE 3, according to the official plat thereof, recorded in the Office of the County Recorder of said County on the 7th day of October, 1991, as Entry No. 00392226, in Book 0622, at Page 0482.

All of Lots 246 through 260, BLACKRIDGE RANCHES SUBDIVISION, PHASE 5, according to the official plat thereof, recorded in the Office of the County Recorder of said County on the 29th day of August, 1994, as Entry No. 00477165, in Book 0846, at Page 0289.

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