



WHEN RECORDED MAIL TO:

RICHARDS, KIMBLE & WINN, P.C.  
2040 E. Murray-Holladay Rd., Suite 106  
Salt Lake City, UT 84117

ENT 92050:2010 PG 1 of 5  
RODNEY D. CAMPBELL  
UTAH COUNTY RECORDER  
2010 Oct 26 8:37 am FEE 4523.00 BY CS  
RECORDED FOR RICHARDS KIMBLE & WINN, PC

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**NOTICE TO SELLERS, BUYERS AND TITLE COMPANIES OF THE  
EXISTENCE OF THE RANCHES AT EAGLE MOUNTAIN MASTER  
HOMEOWNERS ASSOCIATION, INC.**

**BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES** either owning, purchasing or assisting with the closing of a transaction within the RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNER'S ASSOCIATION, that a certain Community Declaration for the Ranches at Eagle Mountain Master Homeowner's Association, Inc. ("Master Declaration") was recorded on June 8, 2004 as Entry No. 65905:2004 in the recorder's office of Utah County and that the Master Declaration (and any amendments thereto) established certain obligations of which all owners, sellers and buyers should be aware. The undersigned, on behalf of the Ranches at Eagle Mountain Master Homeowner's Association, Inc. ("Association"), hereby notifies all parties involved in any transaction of the real property identified in **Exhibit A**, of the following:

1. They are purchasing and selling property within a master planned community operated and managed by a homeowners association with covenants, conditions and restrictions affecting said property, including regular assessments and special assessments for the preservation and maintenance of the property.

2. The Seller, Buyer, or Title Company involved in the transaction must contact the community manager with the name and mailing address of the purchaser.

3. There may be outstanding assessment obligations and/or violations of the Master Declaration pertaining to the property which may become the obligation and responsibility of the title company or purchaser of the property. Therefore, a Certificate of Good Standing should be obtained from the Association, indicating that all outstanding assessments have been paid and that the property is in compliance with the provisions of the Master Declaration and other governing documents of the Association. A Certificate of Good Standing may be obtained from the Association at **Address: 3688 East Campus Drive, #101, Eagle Mountain, Utah 84005. Phone: (801) 789-7900.**

4. The Buyer of the property associated with this transaction has received and read this Notice to Sellers, Buyers and Title Companies and acknowledges the same by their signature:

\_\_\_\_\_ Date: \_\_\_\_\_

5. The Title Company shall return a copy of this executed Notice to the address in #3 above, promptly after closing.

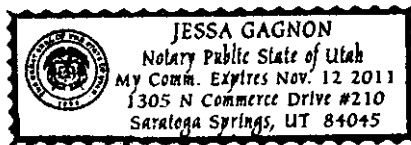
DATED this 28<sup>th</sup> day of July, 2010.

The Ranches at Eagle Mountain Master  
Homeowners Association, Inc.

Brian Haskell  
Its Authorized Representative

STATE OF UTAH    )  
                              :SS  
County of Salt Lake    )

The execution of the foregoing instrument was acknowledged before me this 28<sup>th</sup> day of July, 2010 by Brian Haskell, as an Authorized Representative of The Ranches at Eagle Mountain Master Homeowners Association, Inc., who is personally know to me or who has provided acceptable and adequate identification.



Jessa Gagnon  
Notary Public

## THE RANCHES OVERALL BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH,  
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE N 00°50'24" E 2709.62 FEET; THENCE S 89°31'55" E 1168.94 FEET TO THE SW CORNER OF THE LONE TREE AT CIRCLE FIVE RANCH PLAT "C" SUBDIVISION; THENCE ALONG THE BOUNDARY OF LONE TREE PLAT "C" N 01°39'00" E 611.18 FEET TO THE SW CORNER OF THE LONE TREE AT CIRCLE FIVE RANCH PLAT "G" SUBDIVISION; THENCE ALONG THE BOUNDARY OF LONE TREE PLAT "G" N 01°39'00" E 366.00 FEET TO THE SW CORNER OF THE LONE TREE AT CIRCLE FIVE RANCH PLAT "D" SUBDIVISION; THENCE ALONG THE BOUNDARY OF LONE TREE PLAT "D" N 01°39'00" E 550.00 FEET TO THE SW CORNER OF THE LONE TREE AT CIRCLE FIVE RANCH PLAT "E" SUBDIVISION; THENCE ALONG THE BOUNDARY OF LONE TREE PLAT "E" N 01°39'00" E 240.00 FEET; THENCE N 01°39'00" E 837.69 FEET; THENCE S 89°15'07" E 1461.65 FEET TO THE NE CORNER OF SAID SECTION 25; THENCE S 89°43'21" E 1135.80 FEET; THENCE N 34°16'08" E 74.05 FEET; THENCE N 35°40'00" E 535.26 FEET; THENCE N 08°30'00" W 853.01 FEET; THENCE N 88°19'10" E 1135.46 FEET; THENCE S 00°31'41" W 1279.09 FEET TO THE NW CORNER OF THE RUBY VALLEY AT SADDLE ROCK RANCH PLAT "B" SUBDIVISION, SAID POINT BEING THE N 1/4 CORNER OF SECTION 30, T5S, R1W, SLB&M; THENCE ALONG THE BOUNDARY OF RUBY VALLEY PLAT "B" S 89°18'39" E 1724.80 FEET TO THE NW CORNER OF THE RUBY VALLEY AT SADDLE ROCK RANCH PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF RUBY VALLEY PLAT "A" S 89°18'39" E 475.96 FEET; THENCE S 89°18'39" E 559.07 FEET TO THE NE CORNER OF SAID SECTION 30; THENCE N 00°18'58" W 118.44 FEET TO THE SW CORNER OF THE SIMPSON SPRINGS AT RED HAWK RANCH PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SIMPSON SPRINGS PLAT "A" N 00°18'58" W 1621.54 FEET TO THE SW CORNER OF THE KENNEKUK AT RED HAWK RANCH PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF KENNEKUK PLAT "A" N 00°18'58" W 678.94 FEET TO THE SW CORNER OF THE STONEBRIDGE SUBDIVISION; THENCE ALONG THE BOUNDARY OF STONEBRIDGE THE FOLLOWING 4 COURSES: (1) N 00°18'58" W 235.26 FEET TO THE W 1/4 CORNER OF SECTION 20, T5S, R1W, SLB&M, (2) N 00°54'13" W 1466.45 FEET, (3) N 89°05'47" E 1131.69 FEET, (4) N 00°14'17" E 1730.92 FEET; THENCE N 00°14'17" E 664.83 FEET TO THE SOUTH R.O.W. LINE OF S.R. 73; THENCE N 89°14'02" E 309.94 FEET; THENCE ALONG THE ARC OF A 5804.7 FOOT RADIUS CURVE TO THE LEFT 1114.39 FEET (CURVE HAS A CENTRAL ANGLE OF 10°59'59" AND A CHORD THAT BEARS N 83°44'03" E 1112.68 FEET); THENCE N 78°14'03" E 31.04 FEET TO THE NW CORNER OF THE EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" N 78°14'03" E 1051.67 FEET; THENCE N 78°14'03" E 852.56 FEET TO THE NW CORNER OF THE SPRING VALLEY TOWNHOMES PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SPRING VALLEY TOWNHOMES PLAT "A" N 78°14'03" E 790.49 FEET; THENCE N 78°14'03" E 121.34 FEET; THENCE S 00°15'56" W 549.78 FEET; THENCE ALONG THE

ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT 95.77 FEET (CURVE HAS A CENTRAL ANGLE OF 16°52'59" AND A CHORD THAT BEARS S 08°42'26" W 95.42 FEET) TO THE NW CORNER OF THE NORTHMOOR PHASE 1 SUBDIVISION; THENCE ALONG NORTHMOOR PHASE 1 THE FOLLOWING 4 COURSES: (1) ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT 119.89 FEET (CURVE HAS A CENTRAL ANGLE OF 13°44'20" AND A CHORD THAT BEARS S 82°08'38" E 119.61 FEET), (2) S 89°00'48" E 693.94 FEET, (3) S 00°15'56" W 1194.95 FEET, (4) S 33°58'24" W 270.39 FEET TO THE NE CORNER OF THE SOUTHMOOR PHASE 1 SUBDIVISION; THENCE ALONG THE BOUNDARY OF SOUTHMOOR PHASE 1 THE FOLLOWING 7 COURSES: (1) S 33°58'24" W 234.84 FEET, (2) S 56°04'42" E 69.92 FEET, (3) S 33°55'18" W 168.18 FEET, (4) S 03°33'27" E 77.24 FEET, (5) S 33°55'18" W 320.16 FEET, (6) N 56°04'42" W 123.00 FEET, (7) S 33°55'18" W 374.30 FEET; THENCE S 00°12'55" W 1602.18 FEET TO THE E 1/4 CORNER OF SAID SECTION 20; THENCE N 89°17'20" W 1434.55 FEET TO THE NE CORNER OF THE SHOWDOWN @ EAGLE'S GATE @ PRAIRIE GATE RANCH PLAT "B" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SHOWDOWN PLAT "B" SOUTH 532.78 FEET; THENCE SOUTH 1566.86 FEET TO THE NE CORNER OF THE PLUM CREEK CONDOMINIUMS PLAT "A"; THENCE ALONG THE BOUNDARY OF PLUM CREEK CONDOMINIUMS PLAT "A" SOUTH 444.81 FEET; THENCE SOUTH 126.14 FEET; THENCE S 89°02'12" E 538.88 FEET; THENCE S 24°56'35" E 1.83 FEET; THENCE S 27°20'11" E 47.37 FEET; THENCE S 57°17'38" E 197.83 FEET; THENCE S 08°13'29" E 205.40 FEET; THENCE S 67°15'52" E 197.12 FEET; THENCE N 56°02'26" E 94.61 FEET; THENCE S 08°08'51" W 127.18 FEET; THENCE S 50°12'09" E 48.04 FEET; THENCE N 54°39'22" E 113.62 FEET; THENCE N 84°28'44" E 91.65 FEET; THENCE S 61°28'58" E 66.30 FEET; THENCE S 14°21'47" E 108.78 FEET; THENCE N 83°40'59" E 142.21 FEET; THENCE S 01°24'52" E 106.48 FEET; THENCE S 36°37'17" E 218.46 FEET; THENCE S 57°34'13" E 67.83 FEET; THENCE S 33°23'06" E 136.30 FEET; THENCE S 56°31'12" E 155.18 FEET; THENCE N 88°54'29" E 166.94 FEET; THENCE S 33°10'35" W 40.34 FEET; THENCE S 03°43'36" W 215.04 FEET; THENCE N 89°18'58" W 562.05 FEET TO THE EASTERN BOUNDARY OF THE SMITH ROAD RANCH CHURCH PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SMITH ROAD RANCH CHURCH PLAT "A" S 00°37'28" W 186.96 FEET; THENCE S 00°37'28" W 75.00 FEET TO THE NE CORNER OF THE PORTER'S CROSSING PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF PORTER'S CROSSING PLAT "A" S 00°37'28" W 345.01 FEET TO THE NE CORNER OF THE PORTER'S CROSSING PLAT "B" SUBDIVISION; THENCE ALONG THE BOUNDARY OF PORTER'S CROSSING PLAT "B" S 00°37'28" W 460.00 FEET TO THE NE CORNER OF THE PORTER'S CROSSING PLAT "C" SUBDIVISION; THENCE ALONG THE BOUNDARY OF PORTER'S CROSSING PLAT "C" THE FOLLOWING 2 COURSES: (1) S 00°37'28" W 254.99 FEET TO THE E 1/4 CORNER OF SECTION 29, T5S, R1W, SLB&M, (2) N 89°22'40" W 90.00 FEET TO THE NE CORNER OF THE FREEMONT SPRINGS PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF FREEMONT SPRINGS PLAT "A" S 00°37'04" W 494.99 FEET TO THE NE CORNER OF THE FREEMONT SPRINGS PLAT "B" SUBDIVISION; THENCE ALONG THE BOUNDARY OF FREEMONT SPRINGS PLAT "B" S 00°37'04" W 305.00 FEET TO THE NE CORNER OF THE FREEMONT SPRINGS PLAT "D" SUBDIVISION; THENCE ALONG THE BOUNDARY OF FREEMONT SPRINGS PLAT "D" S 00°37'04" W 522.43 FEET TO THE NORTH BOUNDARY LINE OF THE KIOWA VALLEY PLAT "A"

AMENDED SUBDIVISION; THENCE ALONG THE BOUNDARY OF KIOWA VALLEY PLAT "A" THE FOLLOWING 2 COURSES: (1) S 89°23'00" E 90.00 FEET, (2) S 00°37'04" W 645.68 FEET TO THE NE CORNER OF THE KIOWA VALLEY PLAT "C" SUBDIVISION; THENCE ALONG THE BOUNDARY OF KIOWA VALLEY PLAT "C" S 00°37'04" W 268.83 FEET TO THE NE CORNER OF THE KIOWA VALLEY PLAT "B" SUBDIVISION; THENCE ALONG THE BOUNDARY OF KIOWA VALLEY PLAT "B" S 00°37'04" W 407.86 FEET TO THE NE CORNER OF THE KIOWA VALLEY PLAT "D" SUBDIVISION, SAID POINT BEING THE SE CORNER OF SAID SECTION 29; THENCE ALONG THE BOUNDARY OF KIOWA VALLEY PLAT "D" S 00°50'56" W 666.15 FEET TO THE NE CORNER OF THE SUNRISE AT KIOWA PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SUNRISE AT KIOWA PLAT "A" THE FOLLOWING 2 COURSES: (1) S 00°50'56" W 666.15 FEET, (2) N 89°36'27" W 513.65 FEET TO THE SE CORNER OF THE SUNRISE AT KIOWA PLAT "B" SUBDIVISION; THENCE ALONG SUNRISE AT KIOWA PLAT "B" THE FOLLOWING 2 COURSES: (1) N 89°36'27" W 828.16 FEET, (2) N 01°07'06" E 668.76 FEET TO THE SE CORNER OF THE SKYLINE RIDGE PHASE 1A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SKYLINE RIDGE PHASE 1A THE FOLLOWING 3 COURSES: (1) WEST 964.37 FEET, (2) N 08°19'32" E 188.28 FEET, (3) N 21°20'13" W 307.90 FEET; THENCE N 75°37'07" W 360.84 FEET; THENCE N 50°33'36" W 359.75 FEET; THENCE N 87°55'48" W 372.18 FEET; THENCE N 68°11'55" W 217.19 FEET; THENCE N 49°57'01" W 403.93 FEET; THENCE N 27°19'57" W 448.95 FEET; THENCE N 01°06'45" E 461.65 FEET; THENCE N 43°40'04" E 136.29 FEET; THENCE N 59°44'37" W 62.25 FEET; THENCE S 37°46'33" W 453.55 FEET; THENCE S 70°53'37" W 724.58 FEET; THENCE S 15°08'19" W 888.57 FEET; THENCE S 89°59'15" W 68.88 FEET TO THE SW CORNER OF SAID SECTION 29; THENCE N 89°19'31" W 2657.40 FEET TO THE S 1/4 CORNER OF SAID SECTION 30; THENCE S 89°57'05" W 1473.80 FEET; THENCE S 21°53'28" W 42.73 FEET; THENCE N 89°57'33" W 1063.39 FEET TO THE SW CORNER OF SAID SECTION 30; THENCE N 89°36'51" W 2673.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,308.63 ACRES