

After Recording, Return to:  
Eagle Mountain Links, LLC  
Attn: Monte Kingston  
4128 East Clubhouse Lane  
Eagle Mountain, Utah 84005

ENT 96399:2013 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2013 Oct 14 01:43 PM FEE 61.00 BY EO  
RECORDED FOR US Title Insurance Agency  
ELECTRONICALLY RECORDED

## NOTICE OF ADDITION OF REAL PROPERTY

This NOTICE OF ADDITION OF REAL PROPERTY TO DECLARATION OF COVENANTS (this "Notice") is given pursuant to Article II of that Declaration Of Covenants, Conditions & Restrictions Southmoor Subdivision Phase 1 (the "Declaration"). It is given for the purpose of subjecting certain additional real property (the "Additional Property") to the provisions of the Declaration. In furtherance of the purposes of this Notice and in compliance with the requirements of Article II of the Declaration, notice is further given as follows:

1. The Declaration was recorded in the records of the Utah County, State of Utah, Recorder's Office on 10 October 2007 as Entry No. 142250:2007, with a subsequent Amendment of Declaration of Covenants Conditions and Restrictions for Southmoor Subdivision Phase 1 (Amendment) recorded April 20, 2010 as Entry No. 31585:2010.
2. The provisions of the Declaration **and** Amendment shall apply to the Additional Property as set forth therein, subject to the following modifications which shall apply exclusively to the Additional Property.

**SECTION 9.09. Association Annual Assessments.** The estimated HOA dues for the Southmoor residents, as members of the Northmoor/Southmoor HOA will be \$51/monthly - \$21.50 /month goes to the Ranches Master HOA and \$29.50 will go to the Northmoor/Southmoor HOA.

Current property manager for both HOA's is:

Sage Property Management  
3688 Campus Drive  
Suite 101  
Eagle Mountain, Utah 84005  
801-789-7900

**SECTION 8.06. Fencing.** The homeowners of Lots 237-249, which back to the Golf Course Driving Range, are responsible for the installation of the rear yard fencing, staining and maintenance, which must be maintained by the homeowner. The approved privacy fencing specifications can be obtained from The Ranches HOA. The rear yard fencing must be installed by the homeowner

within 1 year of occupancy. All other fencing requirements in Section 8.06 shall apply to all lots in Phase 2.

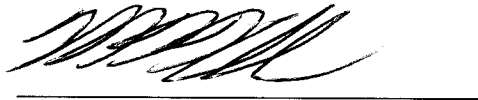
3. A complete and adequate legal description of the Additional Property is as follows:

All of the Southmoor subdivision Phase 2 at Eagle Mountain, according to the official plat thereof on file in the Office of the Utah County, State of Utah, Recorder's Office.

4 Declarant's execution and recording of this Notice constitutes Declarant's written consent to all of the foregoing.

IN WITNESS WHEREOF, Declarant has executed the foregoing Notice this 8<sup>th</sup> day of October, 2013.

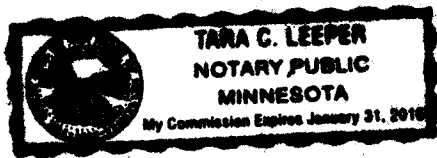
Eagle Mountain Links, LLC, a  
Minnesota limited liability company



By: Michael J Kellen  
Its: Secretary

STATE OF MINNESOTA                    )  
  : ss  
COUNTY OF DAKOTA                    )

The foregoing instrument was subscribed and sworn to before me this 8<sup>th</sup> day of October, 2013 by Michael J Kellen, the duly authorized Secretary of Eagle Mountain Links, LLC, a Minnesota limited liability company.



  
Notary Public for Minnesota