

SKYRIDGE MOUNTAIN COMMUNITY

SUBDIVISION REPORT

January 2022

GENERAL INFORMATION

This SkyRidge Subdivision Report covers 670 acres located in Wasatch County, Utah comprising the master-planned, multi-phase real estate development comprised of 476 single-family residences, a lodging facility and a commercial clubhouse known as SkyRidge Mountain Community (“SkyRidge”). SkyRidge homesites available for sale and covered under this Subdivision Report are in the Orion, Ursa, Constellation, Gemini, Leo and Centaur Subdivisions.

Contact information for the SkyRidge developer (“Developer”) is as follows:

SkyRidge Development, LLC
1960 Sidewinder Drive; Suite 205
Park City, Utah 84060
Telephone: (435) 214-7410

Answers to questions and information about SkyRidge may be obtained by contacting the number listed above.

TITLE TO PROPERTY: In general, a person with legal title to real property has the right to own, use, and enjoy the Homesite. A contract to buy a Homesite may provide you with the right of possession but does not give you legal title. You will not have legal title until you receive a valid recorded deed. A restriction or encumbrance on your Homesite, subdivision, or on the development could adversely affect your title.

This section of the report covers the sales contract you will sign, the deed you will receive from the Developer, and will also cover general information about applicable land use restrictions and encumbrances, mortgages, or liens affecting your Homesite and some important facts about payments, recording, and title insurance.

REAL ESTATE PURCHASE CONTRACT AND DELIVERY OF DEED: All subdivision plats have been recorded with Wasatch County. Developer will not provide financing for Homesite purchases. You must pay the entire balance of the purchase price for the Homesite at closing. Though your obligation to close the transaction contemplated by the REPC is not

conditioned upon your ability to obtain a loan or a full-value appraisal, there will be a due diligence time period between the date on which the REPC is executed and the due diligence deadline during which you may cancel the REPC and receive a refund of your deposit. Pursuant to the REPC, once the due diligence period has expired, the deposit will no longer be refundable. The deed to your Homesite will be delivered to you at Closing. At Closing, title to your Homesite will be conveyed to you free and clear of liens and encumbrances, except for current-year property taxes, SkyRidge Mountain Community Association, (“Association”) assessments and other matters listed on the Preliminary Title Report that you will receive after entering into the REPC. Once a deed conveying title to your Homesite to you is recorded, your Homesite shall be subject to periodic Association assessments. The amount of the Association assessments is determined by the Board pursuant to its governing documents. The Association shall also levy Association assessments upon each purchaser’s Homesite at closing such that each new owner’s Association assessments shall be prorated for the remaining portion of the current calendar quarter and the next full quarter. Also due at closing is a Capital Reserve Contribution (“Capital Contribution”) in an amount equal to three (3) monthly installments of Association assessments based on the current year. The Capital Contribution payment is not an advance payment of assessments or other fees. Your Homesite(s) shall be subject to Association assessments in accordance with the terms of the SkyRidge Mountain Community’s Declaration of Covenants, Conditions and Restrictions upon your acceptance of a deed, regardless of whether such Homesite(s) have been improved.

TYPE OF DEED: Developer will convey title to your Homesite to you using a General Warranty Deed.

LAND USE: Your use of your SkyRidge Homesite(s) and the community areas is limited by the Association’s governing documents as they may be amended, expanded, and otherwise modified from time to time. Each owner, by acceptance of a deed, acknowledges and agrees that the use and enjoyment and ability of the Homesite(s) can be affected by this provision and with full knowledge and understanding that the governing documents may change from time to time. Developer and/or the Board may adopt changes to the governing documents from time to time. Copies of the governing documents may be obtained from the Association.

MINERAL EXPLORATION: No portion of the SkyRidge Development may be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any

kind, gravel, gas, earth or any earth substance of any kind. No derrick well or other structure designed for use in boring for water, oil, or other hydrocarbons or minerals of any kind or nature shall be erected, maintained or permitted on any portion of the property.

ENCUMBRANCES, MORTGAGES, AND LIENS: Shortly after entering into the REPC with the Developer, you will receive a Preliminary Title Report which will identify all encumbrances, mortgages, and liens affecting the Homesite. In the event a Homesite is subject to a deed of trust securing a loan issued to Developer, the Homesite will be released from the deed of trust at closing. In Utah, from the date of recording a deed or other legal document with the appropriate county recorder, all third parties (including subsequent purchasers, mortgagees and lienholders) are deemed to have notice of the recorded document. Your REPC will not be in recordable form and will not be recorded; however, the deed to your Homesite will be recorded by the title company upon closing the transaction and payment in full of the purchase price.

TITLE INSURANCE: Prior to closing, Developer will provide you with a policy of title insurance with a maximum coverage equal to the amount of the purchase price of your Homesite. We recommend that you have an appropriate professional review and interpret the policy.

ESCROW: Your deposits, down payments and/or other payments will be placed in an independent third-party escrow account. Pursuant to the terms of the REPC, you will be entitled to receive a return of all money in the event Developer fails to convey title to your Homesite or if Developer defaults on any obligation which would result in your loss of that money, subject to the terms and conditions of the REPC. The escrow agent will be:

High Country Title
Attn: Scott Buchanan
1729 Sidewinder Dr #200
Park City, Utah 84060
Phone: (435) 649 -8777

PURCHASER DEFAULT: In the event you fail to perform your obligations under the REPC and do not cancel before the expiration of the due diligence period, Developer will be entitled to retain your earnest money deposit as liquidated damages. Alternatively, Developer may elect to pursue any additional lawful remedies available to it, such as a suit to recover its damages or to obtain a court order requiring you to comply with your obligations under the REPC.

HOMESITE COVENANTS, CONDITIONS, AND RESTRICTIONS AND

GOVERNING DOCUMENTS: Homesites in the SkyRidge development are subject to the “Governing Documents” which include the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, Bylaws, Architectural Guidelines, Master Plan Development Agreement, Rules and Regulations, and any and all amendments to these documents.

The Declaration of Covenants, Conditions, and Restrictions for SkyRidge, a Planned Community, together with any past or future modifications or amendments is collectively referred to as the “Declaration.” The terms of the Declaration will affect your use of your Homesite. These are established for the mutual benefit of Developer, all future owners, and other holders of an interest in the property, or any part thereof, certain mutually beneficial covenants, restrictions and obligations with respect to the proper development, use and maintenance of the property, and provide for the organization of a nonprofit Association of SkyRidge property owners which will be known as SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC. (“Association”).

ARCHITECTURAL GUIDELINES AND REVIEW COMMITTEE: In order to protect the interests of all SkyRidge owners in the community, Developer has adopted the SkyRidge Architectural Guidelines (“Guidelines”). The Guidelines set forth the architectural standards, design restrictions, and environmental considerations with which all SkyRidge owners must comply to ensure that each home constructed on a Homesite will integrate into an authentic natural mountain community. Approval is required from the Architectural Review Committee (“ARC”) prior to applying for a building permit. As is more particularly detailed in the Guidelines, each owner submitting a Homesite design to the ARC shall pay an individual Architectural Review Fee. The ARC may, at its discretion, charge an additional fee if resubmittals, remodels and/or special circumstances warrant such fee.

As is more fully set forth in the Guidelines, accepted architectural styles will incorporate the look and feel of a mountain resort, whether “traditional mountain” or “contemporary mountain modern,” showcasing simplicity with a modern flair and using materials and colors found in nature. Among other things, the Guidelines require site planning tailored to fit the unique topography of each Homesite, sun angles, and views; quality architectural design utilizing distinctive mass, unique forms, thoughtful floor plans, distinguished details, and high-quality

materials; and landscaping which both preserves and enhances the natural mountain environment of SkyRidge. All improvements (whether temporary or permanent), alterations, repairs, excavation, grading, decks, landscaping or other work which in any way alters the exterior appearance of any portion of the Homesite, or the improvements located thereon, from its natural or improved state shall only be commenced with the prior written approval of the ARC. After receiving approval from the ARC, you must secure a building permit prior to commencing construction on your Homesite. Building permits may be obtained from Wasatch County. The address and phone number for the Wasatch County Building Department is 805 West 100 South, Heber City, Utah 84032, telephone: (435) 657-3200.

Each residence, improvement, and Homesite shall be properly maintained by the owner so as not to detract from the appearance of the Development and so as not to adversely affect the value or use of any other residence, improvement, or Homesite.

Complete copies of the Guidelines are available from the Developer or from the Association.

DEVELOPMENT EASEMENTS: The entire SkyRidge development is subject to various easements in favor of the public and third parties. There are or will be a number of easements running through the development, including, without limitation, easements for enjoyment, landscaping, golf play, encroachments, drainage maintenance, flood control, utilities, ingress, egress, roads, common areas, trails, trail heads and open space all as depicted on the plats. A copy of these plats is available upon request.

PLATS: Final plats for each subdivision have been recorded in the office of the Wasatch County Recorder.

ZONING: SkyRidge is subject to Wasatch County Code, the Jordanelle Specially Planned Area Code, and any and all applicable restrictions and Governing Documents. A Development Agreement has been recorded in the office of the Wasatch County Recorder known as the Lakeside North Master Plan Development Agreement, JSPA Overlay Zone, on January 26, 2018, as Entry No. 447878. A First Amendment to the Lakeside North Master Plan Development Agreement has been recorded in the office of the Wasatch County Recorder on May 17, 2019, as Entry 463725. The Declaration has been recorded in the office of the Wasatch County Recorder on June 24, 2019, as Entry 465020. Such documents may be amended from time to time, but such amendments will not restrict the use of your Homesite. A First

Amendment to the Lakeside North Master Plan Development Agreement has been recorded in the office of the Wasatch County Recorder on May 17, 2019, as Entry 463725. The Declaration has been recorded in the office of the Wasatch County Recorder on June 24, 2019, as Entry 465020. A Second Amendment to the Lakeside North Master Plan Development Agreement has been recorded in the office of the Wasatch County Recorder on December 28, 2020, as Entry 491157. A Third Amendment to the Lakeside North Master Plan Development Agreement has been recorded in the office of the Wasatch County Recorder on August 20, 2021, as Entry 505907. Such documents may be amended from time to time, but such amendments will not restrict the use of your Homesite.

SURVEYING: The recorded subdivision plat constitutes the official survey of each subdivision. You will be responsible for the cost of any further detail affecting the construction of your home, such as additional topography, physical location of vegetation and rock surfaces, etc. required for the improvement of your Homesite under applicable Wasatch County ordinances, the Declaration, and the Guidelines.

ROADS AND ACCESS TO SKYRIDGE: Access to the boundary of the development is provided by the Jordanelle Parkway, which connects US Highway 40 at Mayflower Exit 8 to State Road 248 at Brown's Canyon. Jordanelle Parkway is a public road to be maintained by Wasatch County. Jordanelle Parkway was constructed by the Military Installation Development Authority ("MIDA"), a State Agency, and the Utah Department of Transportation, a State Agency.

The Developer is constructing the roads within the SkyRidge development, and, once completed, the Association will assume responsibility for maintenance of these internal roadways. The Developer has posted a completion bond in favor of Wasatch County for the completion of all subdivision roads within the development. Completion bond copies are available upon request.

DEVELOPER BOND: A completion bond posted by Developer will be for construction and installation of road and utility improvements, including culinary water improvements, sewer, power, gas, and communication utility improvements.

UTILITIES

WATER: Water will be supplied to individual Homesites through a central water system owned and operated by Jordanelle Special Services District ("JSSD"). Water mains will be extended in front of, or adjacent to, each Homesite. Developer is responsible for the construction and installation of water lines and water service supplying water to each Homesite. The central

water system has been designed to accommodate the needs of the development and will have sufficient hook-ups available for each Homesite. JSSD has made assurances to Developer that there is a sufficient source of water to serve the anticipated population of the development and the State of Utah has certified that the water meets all standards for a public water supply.

You will have payment obligations in connection with your Homesite's water and sewer service:

- In the first year after closing, and for every subsequent year until you commence construction of a residence on your Homesite, you will have an annual water reservation fee payment obligation to JSSD. The annual water reservation fee is reviewed periodically by JSSD and may change from time to time. The estimated annual water reservation fee for 2022 is \$447.73.
- When you commence construction and a building permit is issued to you or your agent, you will be required to pay a water connection and impact fee to JSSD at that time. A schedule of costs for impact fees and permitting is available from JSSD.

You will be required to hook up to the central water system, and you will not be permitted to utilize an individual water system at any time. Contact information for JSSD: 5360 North Old Highway 40, PO Box 519, Heber City, UT 84032. Office Phone # (435) 654-6396.

SEWER: Developer is responsible for construction and installation of the central sewer lines in front of, or adjacent to, each Homesite. A sewer lateral pipe to the main sewer line will be provided to each Homesite by Developer. The central sewer system will be conveyed to and operated by JSSD and, therefore, the operation of the sewer system and the rates are regulated by a public authority. The central sewer system has been designed to accommodate the needs of the development. All development sewer waste will be treated by Heber City Special Services District and/or JSSD, and their fee(s) will be reflected on your sewer bill.

You will be required to pay a sewer connection fee, which will be charged at the time your building permit is issued to you or your agent. Sewer connection fees are available from JSSD, and you will also be required to pay on-going monthly fees to JSSD and/or Heber City Special

Services District for sewer service. You will be required to hook up to the central sewer system and will not be permitted to utilize an individual sewer system at any time.

POWER: Electrical service will be provided by Rocky Mountain Power, 1407 W North Temple, Salt Lake City, UT 84116. Construction by a bonded contractor of the primary electrical lines will be provided prior to obtaining a building permit. You will not be responsible for costs associated with the construction of the central electrical lines. Rocky Mountain Power will be responsible for maintenance of the primary electrical lines. Electrical service shall be provided to each Homesite. You will be responsible for payment of the standard hook-up costs to have the electrical lines installed underground to your home. The cost for such hook-up is dependent upon the length of the underground lines.

TELEPHONE: Telephone service will be provided by Comcast Xfinity, All West Communications, and UTOPIA Fiber. Construction of the telephone service lines in front of or adjacent to each Homesite will be provided by the Developer and the service provider. You will not be responsible for any costs associated with the construction of the telephone/fiber optics lines to the individual Homesite.

INTERNET: Internet communications will be available to the development and may be provided by Developer or an affiliate. Comcast Xfinity, All West Communications, UTOPIA will provide the conduit and fiber optics for hard wire connection. Comcast Xfinity customer support can be reached at (855) 307-4896. All West Communications customer support can be reached at (866) 255-9378. UTOPIA customer support can be reached at (801) 613-3880. The connection fees for internet connections are determined by the supplier.

NATURAL GAS SERVICE: Natural gas service will be available through Dominion Energy, 333 State Street, Salt Lake City, Utah 84111. Dominion Energy is responsible for construction and installation of the natural gas lines in front of, or adjacent to, each Homesite.

LOCAL SERVICES

FIRE PROTECTION: Fire protection is provided by Wasatch County Fire Protection on a year-round basis. Distribution is served by a series of fire hydrants. The Wasatch County Fire District-Jordanelle Station is located one (1) mile south of the development at 10420 Jordanelle Parkway.

POLICE PROTECTION: Police protection is provided by the Wasatch County Sheriff's Office on a year-round, 24 hour a day basis through 9-1-1 service. Utah Highway Patrol sub-station is located one (1) mile south of the development at 10420 Jordanelle Parkway

SCHOOLS: Wasatch County School District schools, including elementary, middle and high schools, are available to residents of the development and are located approximately ten (10) miles away in Heber City, Utah. It is anticipated (but not finalized) that the School District will utilize a school bus stop at the SkyRidge Community Park. Private Schools are located in other locations in both Wasatch and Summit Counties.

Wasatch County School District

JR Smith Elementary School

Grades K-5
235 East 500 North Heber City
435-654-2291

Rocky Mountain Middle School

Grades 6-8
800 West School House Way Heber City
435-654-9350

Wasatch High School

Grades 9-12
930 South 500 East Heber City
435-654-0640

HOSPITALS: Park City Medical Center is located 6 miles north at 900 Round Valley Dr, Park City, Utah 84060. Heber Valley also has a hospital which is located 16 miles to the south at 1485 US-40, Heber City, UT 84032. Ambulance service is available by calling 9-1-1.

MAIL SERVICE: Mail service will be provided by the United States Postal Service (USPS) to a centrally located bank of mailboxes at the Owner's Cabin and Sales Gallery. The post office is located at 125 East 100 North in Heber City. The zip code designation for SkyRidge is Mayflower Mountain UT, 84032. Owners need to pick up their USPS mail from the community cluster and parcel boxes. The Heber City Post Office has the keys for the SkyRidge boxes and will set up Owners with their individual USPS box. Their contact and location are provided below:

Heber City Post Office
125 E 100 N, Heber City, UT 84032
Phone: 435-654-1345

PUBLIC TRANSPORTATION: Currently, public transportation facilities are not available to SkyRidge. Private transportation services are available. Developer intends to support the Association to provide a shuttle service to Deer Valley Resort.

RECREATIONAL FACILITIES

THE SKYRIDGE CLUBHOUSE AND PUBLIC FACILITIES: The SkyRidge clubhouse will be independently owned and operated and may have public facilities that include a grocery-café with a bar, gathering areas, and sales office facilities. The clubhouse may also include: a golf academy comprised of a pro shop, practice facility, driving range, putting greens and three golf holes with multiple tees and greens. An independently owned and operated equestrian center may be constructed which may have a training facility, indoor and outdoor arenas, 34-stall barn, grooming areas, and pasture that would be open to the public.

ASSOCIATION AMENITIES: There will be an Association side to the main SkyRidge clubhouse with a pool, lounge, and exercise facility for residents only. This Association amenity will be built by the Developer. Subject to County approvals and Developer's ability to obtain financing, Developer anticipates that construction will commence in 2022. The facility will be maintained by the Association.

Two public trail heads, multiple-use public trails and a community park will be constructed by the Developer and maintained by the Association. The hiking, biking and equestrian trails will be paved and soft surface. The trail system will connect SkyRidge to Deer Valley Resort and the Greater Park City Area regional trail systems.

POTENTIAL ADDITIONAL FUTURE DEVELOPMENT: Developer is currently developing plans to build a lodging facility in the vicinity of the planned SkyRidge clubhouse and golf academy. Preliminary approvals from the County have been obtained for such a facility.

Bond money from the Military Installation Development Authority (MIDA) has been approved and allocated to construct a portion of the Capital Improvements within SkyRidge. More information about the lodging facility may be obtained from Developer. Developer anticipates construction will commence in 2022 and be completed in approximately 24 – 30 months.

In addition, Developer may elect to construct employee housing units in SkyRidge in an area between the Orion Subdivision and the planned Equestrian Center to house SkyRidge employees. No County approvals have yet been obtained for construction of employee housing but Developer does have an obligation to construct affordable housing units, either within the SkyRidge development or off-site. More information about the planned location of the employee housing units may be obtained from Developer.

ADDITIONAL INFORMATION:

SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC.: The Utah nonprofit corporation “SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC.” (“Association”) has been formed to administer and enforce the Covenants and exercise the rights, powers and duties set forth in the Declaration, the Articles, the Bylaws and any other Governing Document and the successors and assigns of such nonprofit corporation. The Association shall be operated and managed by Cooper’s HOA Management Company and they can be reached at (435) 776-5013 or at SkyRidge@Coopershoa.com.

The affairs of the Association shall be conducted by a Board of Directors (“Board”) comprised of either three (3) or five (5) directors and such officers as the Board may elect or appoint in accordance with the Association’s Articles of Incorporation and Bylaws, as the same may be amended from time to time. The Board may also appoint various committees and a manager for the day-to-day operation of the Association. The Board’s responsibilities shall include, but not limited to, administration, operational budget, reserve fund, and conducting an annual meeting, as well as other member meetings, assessments, accounting functions, maintaining records, Rules and Regulations, common areas, and all the other duties imposed upon the Board.

The Association shall determine and assess common area assessments, reserve fund assessments; special assessments, and as needed individual assessments to Homesite Owners. All Owners shall be subject to full assessments upon acceptance of a deed regardless of any Homesite improvements, pursuant to the terms of the Declaration. To cover the costs and expenses incurred by or on behalf of the Association arising out of or connected with the maintenance, improvement and operation (including capital repairs and replacements) of the common areas, and the operation of the Association. Each Homesite is entitled to one membership and one vote. Memberships shall be shared by any joint owners of, or owners of undivided interests in a Homesite. Each such membership shall be appurtenant to and may not be separated from ownership of the Homesite to which the membership is attributable.

At least annually, the Board shall prepare and adopt a budget for the Association. The budget shall set forth an itemization of the anticipated expenses for the 12-month calendar year. The 2022 Association expenses assessments are estimated to be \$185 monthly. The assessments are for the purpose of obtaining the funds necessary to pay the Association expenses incurred out of or connected with the maintenance, improvement and operation (including capital repairs and replacements) of the common areas, and the operation of the Association.

The Association shall use a reasonably high standard of care in providing for the repair, management and maintenance of the property. In this regard the Association may levy special assessments applicable to that year only for the purpose of defraying in whole or in part the cost of any construction, reconstruction, repair or replacement of the improvement upon common areas or for the purpose of defraying other extraordinary expenses.

Individual assessments shall be levied against a Homesite and its owner to reimburse the Association for costs associated with any charge, fee, fine, dues, expense, or cost designated as an individual assessment.

At closing, purchaser shall pay assessments for the remaining current quarter, prorated as of the closing Date, and, if closing occurs within thirty (30) days of the start of a new calendar quarter, purchaser shall also pay the upcoming full quarter of assessments. Additionally, purchaser shall pay a Capital Contribution, which has also been described as a membership initiation fee, in an amount equal to three (3) monthly installments of assessments based on the Association's budget in effect on the date of the closing. The Capital

Contribution payment shall not be considered an advance payment of assessments or other fees and shall be deposited into the reserve fund.

There is a provision to add each separate plat, or additional subdivisions within SkyRidge or adjacent parcel into the Association.

The period of Developer control of the Association shall end on the earlier of:

- Four (4) months after 75% of the Homesites and/or the parcels owned by Developer within the Development have been conveyed to Owners other than the Developer; or
- Seven (7) years after Developer and any successor in interest to the rights of Developer as the Developer under this Declaration has ceased to offer Homesites and/or Parcels for sale in the ordinary course of business; or
- When, in its sole discretion, Developer so determines.

TAXES: Your obligation to pay property taxes for your Homesite will begin at the close of escrow on the purchase of your Homesite. Annual property taxes on an unimproved Homesite are estimated to be approximately 1.2% of the assessed value of the Homesite improvements. Once a home has been constructed a Primary Residence Exemption may be applied for with Wasatch County. If granted, you would only be taxed 55% of market value of home and up to one acre of land. Properties that are rented nightly or short term or used as a vacation home do not qualify for the primary residence exemption. The tax rate and assessed value are determined on an annual basis by Wasatch County and are subject to change. The annual assessments for the districts within Wasatch County vary and are paid by you automatically through payment of annual property taxes.

MIDA PROJECT AREA: SkyRidge is part of a specially designated project area: In close partnership with the developer and Wasatch County, the Military Installation Development Authority (MIDA) is building community assets which promote economic development and provide a recreational destination for our military men and women. Wasatch County entered an Interlocal Agreement with MIDA in 2011 whereby 75% of the property taxes generated by new property value is shared into a development fund. This fund pays for the mutually agreed upon project area improvements: Roads, sewer systems, ski lifts and infrastructure, golf academy and short course, trails, and other public recreation facilities. The Jordanelle Parkway is an example of how this alliance has produced a costly, critical piece of infrastructure which benefits the whole community and spurs additional growth. This arrangement will manifest on your property tax bill, but it will not affect the way your property taxes are issued or collected. Your County tax bill will simply indicate a line item for “Military Installation Development” as shown below. Prior to receiving a certificate of occupancy, the MIDA assessment rate for your land is 1.2% multiplied by the amount of property value increase above the 2021 base year. After a certificate of occupancy is issued, the County will continue to bill and collect at their current rate and divert infrastructure funds to MIDA based on the interlocal agreement. The following is an example of how this breakdown will appear on your tax bill:

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
LOT STAND BY VALUE MILITARY INSTALLATION DEVELOPM	0.18 0.00	115,000 0	17 0	0.21 1,379.80
Total Property Value & Taxes	0.18	115,000	17	1,380.01
* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.				
THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.				
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE; LAST NOTICE REQUIRED BY LAW.				
Taxing Unit/Entities - Budget Hearing Date, Time & Location			Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	HEARING HELD DEC 2019		0.001641	0.03
12 COUNTY LOCAL A&C			0.000197	0.00
15 COUNTY BONDS			0.000054	0.00
17 MULTI COUNTY A&C			0.000012	0.00
19 BASIC ST SCHOOL LEVY			0.001628	0.03
20 WASATCH CO SCHOOL DIST			0.005481	0.09
21 SCHOOL DIST BOND			0.001356	0.02
23 HEALTH			0.000095	0.00
24 CHARTER SCHOOL LEVY			0.000057	0.00
30 WASATCH COUNTY FIRE DISTRICT	HEARING HELD DEC 2019		0.000710	0.01
32 PARK & REC GENERAL			0.000274	0.00
72 LIBRARY			0.000162	0.00
90 CENTRAL UT WATER CONSERVANCY	AUG 25 6:00 PM 1426 E 750 N SUITE 400, OREM		0.000400	0.01
MILITARY INSTALLATION DEVELOPM			N/A	1,379.80
			0.012067	1,380.01
Prepayments	0.00	Abatements	0.00	Total Tax Due  1,380.01

RESALE OR EXCHANGE PROGRAM: Developer does not offer any resale or Homesite exchange programs, however Developer may contract with a real estate brokerage firm. Individual SkyRidge owners may opt to use the contracted brokerage firm or use an outside brokerage to sell or purchase properties.

EQUAL OPPORTUNITY IN HOMESITE SALES: Developer is in compliance with Title VIII of the Civil Rights Act of 1968 by not directly or indirectly discriminating on the basis of race, color, religion, sex, national origin, familial status and handicap in any of the following general areas: Homesite marketing and advertising, rendering of Homesite services, and in requiring terms and conditions on Homesite sales and leases.

OTHER COSTS: In addition to the purchase price of your property, there are other expenditures that must be made to construct a home. Listed below are the major costs to obtain a building permit to build a home. *All costs are subject to change.* Final fees will be determined by Wasatch County Building Department at time of application.

WASATCH COUNTY BUILDING PERMIT FEES

Wasatch County Building Plan Review Deposit	\$1000
Wasatch County Building Permit Fee (Gross Square Footage)	\$1.25 sq/ft
Wasatch County Impact Fee	
Less than 2,500 sq/ft	\$1,779.31
2,500-5,000 sq/ft	\$1,886.31
Greater than 5,000 sq/ft	\$2,009.31
Residential Waste Disposal	\$150
Fire Marshall Landscape Plan Review	\$375
Fire Marshall Site Plan Review	Valuation x .00075
Wildland Urban Interface Zone Fee	\$275
JSSD Water	\$7,028
JSSD Sewer	\$4,392

GOVERNING DOCUMENTS DISCLAIMER

THIS SKYRIDGE SUBDIVISION REPORT IS INTENDED TO PROVIDE INFORMATION TO POTENTIAL PURCHASERS AND IS NOT INTENDED, NOR SHALL IT BE CONSTRUED OR DEEMED TO ALTER, AMEND OR MODIFY IN ANY RESPECT THE TERMS AND CONDITIONS SET FORTH IN THE GOVERNING DOCUMENTS AS FURTHER DEFINED HEREIN. TO THE EXTENT THAT ANY PROVISION OF THIS SKYRIDGE SUBDIVISION REPORT CONFLICTS OR IS INCONSISTENT WITH THE GOVERNING DOCUMENTS, THE TERMS AND CONDITIONS SET FORTH IN THE GOVERNING DOCUMENTS SHALL CONTROL.

RISKS OF BUYING LAND DISCLAIMER

THERE ARE CERTAIN RISKS IN PURCHASING REAL ESTATE THAT YOU SHOULD BE AWARE OF. THE FUTURE VALUE OF ANY LAND IS UNCERTAIN AND DEPENDENT UPON MANY FACTORS. DO NOT EXPECT ALL LAND TO INCREASE IN VALUE. DEVELOPER RECOMMENDS ALL PURCHASERS SEEK THEIR OWN LEGAL ADVICE REGARDING THIS PURCHASE.