Pamela Halse Association Management Services, LLC P.O. Box 5298 Bozeman, MT 59717-5298

NOTICE TO TITLE COMPANIES OF LIEN RIGHT

TO: ALL PROSPECTIVE PURCHASERS OF LOTS IN BAXTER MEADOWS MASTER

COMMUNITY SUBDIVISION

FROM: BAXTER MEADOWS MASTER COMMUNITY ASSOCIATION, INC., A

MONTANA NON-PROFIT CORPORATION (THE "ASSOCIATION"), ON THIS

25TH DAY OF MAY 2006.

WHEREAS, the following property (Baxter Meadows Master Community Subdivision):

Real property described as:

Baxter Meadows Sub., Ph. 1 S 1/2, Sec. 34, T1S, R5E

J-353, J-353-A, J-353B, J-353-C

Baxter Meadows Sub., Ph. 2A S1/2, Sec. 34, T1S, R5E J-383

Baxter Meadows Sub., Ph. 2C & 2D

S1/2, Sec. 34, T1S, R5E

J-410

Remainder Tract 2A, Tract 3A (Regional Park), and Tract 4A, - COS 2202A S1/2, Sec 34, T1S, R5E, -and- NE 1/4, Sec 3, T2S, R5E

Doc. #2067061 - 4/24/02

is encumbered and subject to a lien for homeowners' association assessments pursuant to the protective covenants and restrictions of the Community Declaration for Baxter Meadows Master Community Homeowners' Association, recorded as Document 2202825 in the office of the Gallatin County Clerk and Recorder on September 22, 2005 ("the Restriction").

WHEREAS, Owners of lots within the Baxter Meadows Master Community are members of the Association and are obligated to pay assessments to the Association, which assessments are liens against an Owner's lot and it is necessary for the Association to keep accurate membership records;

C:Documents and Settings/Pamela Halad My Documents/BAXTER MEADOWS, PHASE If Notice_to_Title_Companies(1].docs/7/06





THEREFORE, the Association requests that any title company closing a conveyance of a lot in the Baxter Meadows Master Community obtain the written assurance that assessments have been paid current through the closing date and collect such transfer fees as required. Additionally, Association dues are payable in advance through yearend and any title company closing a conveyance is required to collect these dues. The Association further requests the title company notify the Association of the completed conveyance, including the lot number and subdivision phase of the purchased lot and the name and address of the purchaser of the lot, and the Association requests the title company to pay all unpaid dues and such transfer fees as are required by the Association. The address of the Association is:

> Baxter Meadows Master Community HOA c/o Pamela Halse P.O. Box 5298 Bozeman, MT 59717-5298 Telephone Number: (406) 599.3223 Fax Number: (406) 587,3359

IF THE ASSESSMENTS ARE NOT PAID THROUGH DECEMBER 31, THE PURCHASER'S LOT REMAINS RESPONSIBLE FOR PAYMENT OF THE ASSESSMENTS AND IS SUBJECT TO FORECLOSURE TO COLLECT THE ASSESSMENTS.

PURCHASER:

DO NOT CLOSE THE PURCHASE OF A LOT WITHOUT ASSURANCE FROM YOUR TITLE COMPANY THAT ASSESSMEN TRANSFER FEES ARE

TRANSFER FEES ARE PAID.	
	BAXTER MEADOWS MASTER COMMUNITY HOMEOWNERS ASSN. A Montanta moniprofit corporation
	By: Tamela Aslo
	Is: HOA Manager
STATE OF MONTANA)) ss.
COUNTY OF GALLATIN)
Panela Galse	ment was acknowledged before me on
Association, a Montana nonpro	Corporation.
	Notary Public Roll A CEAN
	Marsha Polansky Notary Public for the State of Montana
My Commission Expires:	Residing at Bozaman, Mariana My Commission Expires August 8, 2838

8-8-2009

ts and Settings/Pennin Halachty Documents/BAXTER MEADOWS, PHASE INVotice_to_Title_Comparies(1).doc6/706



