



NOTICE TO TITLE COMPANIES OF LIEN RIGHT

TO: ALL PROSPECTIVE PURCHASERS OF LOTS IN BAXTER MEADOWS SUBDIVISION
FROM: BAXTER MEADOWS HOMEOWNERS' ASSOCIATION, INC., A NEW MEXICO NON-PROFIT CORPORATION (THE "ASSOCIATION"), ON THIS 17TH DAY OF AUGUST, 2005

WHEREAS, the following property (Baxter Meadows Subdivision):

AS THE SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN THE GALLATIN COUNTY, BOZEMAN, MONTANA REAL ESTATE RECORDS ON APRIL 3, 2003, DOCUMENT NUMBER 2103130 (THE "PLAT") AND DESCRIBED AS BAXTER MEADOWS SUBDIVISION P.U.D. PHASE 1, located in the southeast one-quarter & the southwest one-quarter of section 34, township 1 south, range 5 east, and the northeast one-quarter of section 3, township 2 south, range 5 east, principal meridian Montana, City of Bozeman, Gallatin County, Montana.

Is encumbered and subject to a lien for homeowners' association assessments pursuant to the Protective Covenants, Conditions, and Restrictions of the Baxter Meadows Master Plan recorded in the office of the County Clerk of Gallatin County, Montana, on September 15, 2004 Document No. 2163416 ("the Restrictions").

WHEREAS, Owners of lots within Baxter Meadows Homeowners' Association 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;

THEREFORE, the Association requests that any title company closing a conveyance of a lot in Baxter Meadows Subdivision 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 year-end and any the 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 Homeowners' Association, Inc.
c/o Canyon Gate Real Estate Services
P.O. Box 93488
Albuquerque, NM 87199
Telephone Number: (505) 342-2797
Toll Free: 866-750-2797
Fax Number: (505) 342-2508

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 ASSESSMENTS HAVE BEEN PAID THROUGH YEAR END AND TRANSFER FEES ARE PAID.

