

RECEPTION#: 2016000611, 01/28/2016 at
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1 OF 2, R \$16.00 , Additional Names Fee:
Doc Code:NTC
Sara L. Rosene, Grand County Clerk,
Colorado

NOTICE OF TRANSFER FEE
(GRANBY RANCH)

YOU SHOULD READ THIS NOTICE CAREFULLY if you are selling or buying property in Granby Ranch or if you are providing services, such as title insurance or closing services, real estate brokerage services or legal services to a seller or buyer of a home or home site in Granby Ranch.

Section 7.9 of the Amended and Restated Declaration for Granby Ranch recorded on June 4, 2013, at Reception No. 2013004939 (the "Declaration") as further amended on July 7, 2014, at Reception No. 2014004084, provides for a fee (the "Community Fee") which is payable upon each transfer of title to a lot or unit (or any portion thereof or interest therein) within Granby Ranch, subject to certain limited exemptions as set forth in the Declaration.

The Community Fee is payable by the **buyer/transferee** to the Granby Ranch Conservancy, Inc. (the "Association") at the closing of each transfer, and is secured by the lien for assessments provided for in the Declaration (so that the Association will have the right to foreclose on the lot or unit if the **buyer/transferee** fails to pay the Community Fee, and the **buyer** may lose the lot or unit if the **buyer** does not pay the Community Fee). The Association also has the right to sue to collect the fee, together with interest and attorneys' fees.

The Board of the Association has sole discretion to determine the amount and method of determining the Community Fee; provided, however, that in no event shall the Community Fee exceed 3% of the gross selling price of the property.

As of December 1, 2015, the amount of the Community Fee was 1% of the gross selling price. This amount is subject to change at any time by the Board. Interested persons should contact the Association to determine the amount of the Community Fee in effect at any particular time.

This Notice does not amend or modify the Declaration or waive or modify any rights or obligations thereunder. **PLEASE READ THE DECLARATION CAREFULLY** for a full statement of the Community Fee, including the obligations of sellers and buyers relating thereto.

[Signature Appears on Following Page]

GRANBY REALTY HOLDINGS LLC,
a Colorado limited liability company

By: 
Kyle Harris, Chief Executive Officer

Date: December 20, 2015

STATE OF COLORADO)

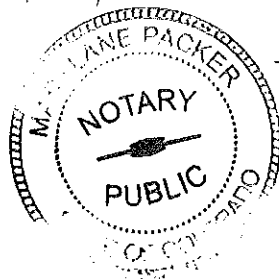
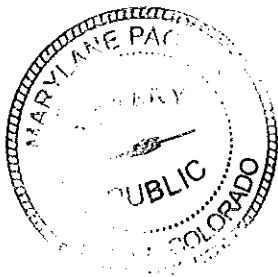
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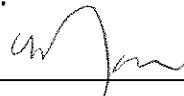
COUNTY OF Grand)

The foregoing instrument was acknowledged before me this 9th day of December, 2015, by Kyle Harris, as Chief Executive Officer of Granby Realty Holdings LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 8/13/19





Notary Public