

**CANYON ESTATES PROPERTY  
OWNERS ASSOCIATION, INC.**

24 Country Club Circle  
Tequesta, FL 33469  
Phone (561) 743-6748  
Fax (561) 743-7059  
AA6748@aol.com

April 10, 2002

To whom it may concern:

We the Undersigned, Board of Directors, for Canyon Estates Property Owners Association, Inc. concur with the following language that is contained within the Deeding of the Canyon Estates Water System from Natural Properties, Inc. to Canyon Estates Property Owners Association, Inc.

Further, I, Douglas A. Johnson, the undersigned, President of Natural Properties, Inc. concur with the following language that is contained within the Deeding of the Canyon Estates Water System from Natural Properties, Inc. to Canyon Estates Property Owners Association, Inc.

SUBJECT TO THE FOLLOWING RESERVATIONS CONTINUED TO BE  
HELD BY NATURAL PROPERTIES, INC.:

Natural Properties, Inc. (hereinafter "Grantor"), the developer of the above described Canyon Estates Water System (hereinafter "Water System"), has developed the water system to higher standards than required to serve the present 33 lots in the Canyon Estates Development, anticipating the possibility that future additional hookups and/or the possibility of joining additional water systems in order to form a water company. Therefore, Grantor, Expressly reserves the right to receive any and all proceeds paid to Canyon Estates Property Owners Association (hereinafter "Canyon Estates"), or its successors in interest, by any third party for the express right to hook into the Water System.

IT IS FURTHER RESERVED by Grantor that should Canyon Estates, or its successors in interest, unreasonably deny third parties from hooking onto or joining with the water system being transferred above, Grantor may cause the above described water system to revert back to the ownership of Grantor unless Grantor receives funds from Canyon Estates, or its successors in interest, which equal the fair market value of the hookup fees and/or joining fees which Canyon Estates, or its successors in interest, could have received for Grantor's benefit had Canyon Estates not unreasonably denied to said third parties' request.

2002 MAY 29 AM 10:49  
Cindie Johnson  
DEPUTY FEE

BEAR LAKE COUNTY RECORDER  
JOAN P. EBORN


181730

WITHOUT LIMITING THE ABOVE:

- (1) Should Canyon Estates, or its successors in interest, find it to be in its best interest to join onto a water company with the developers of the parcel of lands presently owned by C. Howard Johnson and Eldon and Alton Kearn, Grantor shall be paid the sum of \$100,000.00 together with 5% per annum interest thereon from January 1, 2002 until paid.
- (2) Should Canyon Estates, or its successors in interest, allow any single water share and/or single household hookup outside of what is known as the Canyon Estates Development as of the date of this agreement, Grantor shall receive \$15,000.00 together with interest thereon at the rate of 5% per annum from January 1, 2002 until paid.

FINALLY, Grantor reserves to the right to an unlimited access at all reasonable time to the well house area, and the tank area included in the above described Water System.

AGREED TO AND ACCEPTED FOR CANYON ESTATES P.O.A.:

  
\_\_\_\_\_  
Douglas A. Johnson, Boardmember Canyon Estates P.O.A. Date 4-26-02

  
\_\_\_\_\_  
Gary McKee, Boardmember Canyon Estates P.O.A. Date 5/22/02

  
\_\_\_\_\_  
Manuela Hoesch, Boardmember Canyon Estates P.O.A. Date 4-26-02

AGREED TO AND ACCEPTED FOR NATURAL PROPERTIES, INC.:

  
\_\_\_\_\_  
Douglas A. Johnson, President Natural Properties, Inc. Date 4-26-02



STATE OF FLORIDA )

181730

COUNTY OF Palm Beach ) ss.

On this 26<sup>th</sup> day of APRIL, 2002, before me a Notary Public, in and for said State, personally appeared DOUGLAS A. JOHNSON known to me to be the President of the Corporation that executed the foregoing instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Diane W. Macomber

Notary Public  
Residing at:  
My Commission Expires:  
03/04/05



Diane W. Macomber  
MY COMMISSION # DD003702 EXPIRES  
March 4, 2005  
BONDED THRU TROY FARM INSURANCE, INC.

STATE OF FLORIDA )

COUNTY OF Palm Beach ) ss.

On this 26<sup>th</sup> day of APRIL, 2002, before me, the undersigned, a notary public in and for said state, personally appeared DOUGLAS A. JOHNSON, known to me to be the person whose name is subscribed to the within instrument as Boardmember of Canyon Estates Property Owners Association, and acknowledged to me that he executed the same as such.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official sea, the day and year in this certificate first above written.

Diane W. Macomber

Notary Public  
Residing at:  
Commission Expires:  
03/04/05



Diane W. Macomber  
MY COMMISSION # DD003702 EXPIRES  
March 4, 2005  
BONDED THRU TROY FARM INSURANCE, INC.

STATE OF Idaho )  
COUNTY OF Bear Lake ) ss.

On this 22 day of May, 2002, before me, the undersigned, a notary public in and for said state, personally appeared GARY C. MCKEE, known to me to be the person whose name is subscribed to the within instrument as Boardmember of Canyon Estates Property Owners Association, and acknowledged to me that she executed the same as such.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official sea, the day and year in this certificate first above written.

Kay Beck

Notary Public  
Residing at: David ID  
Commission Expires: 12-01-2004



STATE OF FLORIDA )  
COUNTY OF Palm Beach ) ss.

On this 26<sup>th</sup> day of APRIL, 2002, before me, the undersigned, a notary public in and for said state, personally appeared MANUELA HOESCH, known to me to be the person whose name is subscribed to the within instrument as Boardmember of Canyon Estates Property Owners Association, and acknowledged to me that he executed the same as such.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official sea, the day and year in this certificate first above written.

Diane W. Macomber

Notary Public  
Residing at:  
Commission Expires:  
03/04/05



Diane W. Macomber  
MY COMMISSION # DD003702 EXPIRES  
March 4, 2005  
BONDED THRU TROY FARM INSURANCE, INC.