

**CONSTRUCTION DEPOSIT AGREEMENT**

**Notice of Voluntary Lien**

**Form H-1**

**When Recorded, Return To:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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On \_\_\_\_\_, 20\_\_\_\_, the undersigned, as Owner of Lot \_\_\_\_\_ of Thunder Mountain Ranch, (see legal description attached hereto as Exhibit "A"), entered into that certain Construction Deposit Agreement with Thunder Mountain Ranch Property Owners Association, an Arizona not-for-profit corporation ("TMRPOA"), which provides, among other things, that in the event of the failure of the undersigned to timely replenish the Construction Deposit mandated in the Construction Deposit Agreement, there shall be recorded this "Notice of Voluntary Lien" in respect of the real property more particularly described on Exhibit "A" (the "Benefited Property").

The amount due and owing from the undersigned, as of the date of recordation hereof, is \_\_\_\_\_ (the "Unpaid Deposit"). The undersigned hereby covenant and agree that Thunder Mountain Ranch Property Owners Association shall have a voluntary, consensual lien upon the Benefited Property in the amount of the Unpaid Deposit, said lien to continue until such time as Thunder Mountain Ranch Property Owners Association receives full payment of the Unpaid Deposit.

Properly interested parties may inspect a copy of the Deposit Agreement by contacting Thunder Mountain Ranch Property Owners Association at P.O. Box 2606, Sedona, AZ 86339.

The undersigned herewith represents and warrants that, as of the date of execution hereof, the undersigned owns fee simple title to the Benefited Property. This Notice of Voluntary Lien constitutes a continuing lien upon the Benefited Property and shall continue in full force and effect until released by a properly recorded instrument executed by Thunder Mountain Ranch Property Owners Association.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

OWNER(S)

\_\_\_\_\_

**Thunder Mountain Ranch ARC (Form H-1)**

STATE OF ARIZONA )

) ss

County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is (are) subscribed in the foregoing instrument and acknowledged that he/she/they executed the same for the purposes herein contained.

IN witness hereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_