

HARMONY HEIGHTS WATER COMPANY (HHWC)

Instructions to transfer shares of stock in HHWC for Culinary Water Services

I. Monthly Water Payments:

Monthly water payments must be paid up to date before the shares of stock can be transferred to a new owner. To determine if monthly water fee payments are paid up to date, please contact, HHWC Billing at www.hhwaterco.com/contact-us/.

Note: Until all payments are up to date, the current owner(s) will be responsible to pay the monthly water fee charged on the lot. (*Water to the lot may be disconnected if payments are not made in a timely manner*).

II. Share of Stock Transfer Documents and Fees:

The following documentation and fees must be completed and returned to HHWC, before shares of stock can be transferred to a new owner. Most lots are appurtenant to two (2) shares of stock in HHWC.

1. Buyer's Warranty Deed. The Deed shall describe the appurtenant real estate located in the water company's service area, which is appurtenant to the water company shares of stock. The shares of stock shall be conveyed by adding the following language on the deed:

“TOGETHER WITH two shares of stock in the Harmony Heights Water Company, which shares are appurtenant to the above-described real property.”

Title Company Notes:

Ownership of water company shares transfer by recorded Deed only. **Deeds without the language listed above will be returned for correction.**

Since water company shares are appurtenant to the property the water is used on, which is located in the Water Company's service area, this is done concurrently with the transfer/closing of the appurtenant property. **There are NO water rights being transferred, only shares of stock in the Water Company.** As such, a “Water Rights Addendum to Land Deeds” form, commonly used to transfer Water Rights (*see* Note N6), is not necessary. Best practice is to **not** use this form.

If a Title Company still chooses to use the form, the top of the form must only have a check next to box #3 (no water rights are being conveyed) and the “Other water related disclosures:” box of Section C should indicate, “A recorded deed of the appurtenant property gave notice to Harmony Heights Water Company to transfer two shares of stock to the grantee.” A copy of the form must be submitted to HHWC.

2. Billing address of new lot owner. If the new owner(s) would like a billing address different than what is provided on the warranty deed, provide the buyer's mailing address. If a New Harmony address is listed, it must be a P.O. Box (mail is not delivered to a street address).
3. Please contact HHWC to determine if Water Service has been connected to the lot.
Water Service is Connected: Complete and sign the *Application to Turn on Water Service* form together with a \$100 fee.
Water Service is Not Connected: If water service is desired, complete the *Water Service Connection* form together with a \$2,000 connection fee. Lots not connected to water service have a \$48 monthly standby fee.
4. Transfer Fee of \$35.

For questions, email the company at www.hhwaterco.com/contact-us/.

Mail documents and checks to: HHWC, P.O. Box 643, New Harmony, UT 84757