

Ent 470523 Bk 1271 Pg 1727-1731
Date: 06-NOV-2019 3:48:17PM
Fee: \$57.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: CASTLEWOOD INDIAN SUMMER LLC

WHEN RECORDED, MAIL TO:

Castlewood- Indian Summer, LLC
c/o Jeffrey A. Duke
6900 South 900 East, Suite 130
Salt Lake City, Utah 84047

NOTICE OF REINVESTMENT FEE COVENANT

*(Indian Summer Subdivision – a Residential Community
Located in Midway City, Wasatch County, State of Utah)*

Pursuant to Utah Code Ann. §57-1-46 et seq., notice is hereby provided that each Lot that is part of the “Project” as defined in the “Amended Declaration” (defined below) is subject to a reinvestment fee covenant requiring payment of \$650.00 to the “Association.” As set forth in the Amended Declaration, the amount of the reinvestment fee may be adjusted by the Declarant during the Period of Declarant’s Control and thereafter by the Board of Directors of the Association.

1. The Declaration is that certain Declaration of Covenants, Conditions, and Restrictions for Indian Summer Subdivision executed by Castlewood- Indian Summer, LLC and recorded with the Wasatch County Recorder’s Office on Nov. 6, 2019, as Entry No. 470522, Book No. 1271, Pg. 1676 - 1726.
2. The Association is the Indian Summer Homeowners Association, a Utah nonprofit corporation, and the fee under the reinvestment fee covenant shall be paid to the Association and delivered to: 6900 South 1300 East, Suite 130, Salt Lake City, Utah 84047.
3. The reinvestment fee covenant is described in Section 4.3.5 of the Declaration. The reinvestment fee covenant is intended to run with the land and be binding on all successors in interest and assigns.
4. The existence of the reinvestment fee covenant precludes the imposition of any additional reinvestment fee covenants on the burdened property.
5. The reinvestment fee covenant shall remain in full force and effect so long as the Declaration, as the same may be further amended, encumbers the Project.
6. The purpose of the reinvestment fee covenant and the fees to be paid to the Association is to enable the Association to meet its obligations and to benefit the Property (as defined in the Declaration) and to be used for any Association purpose allowed by law.
7. This Notice of Reinvestment Fee Covenant shall be recorded in the Wasatch County Recorder’s Office against the real property described in Exhibit “A” hereto.

EXHIBIT "A"

(Legal Description of the Property)

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 35, Township 3 South, Range 4 East, Salt Lake Base & Meridian, located in Midway, Utah, more particularly described as follows:

Beginning at a point on a Boundary Line Agreement recorded in Deed Book 958 Page 636 of the Official Records of Wasatch County located S89°44'37"W along the Section line 467.23 feet and South 2,048.72 feet from the North ¼ Corner of Section 35, T3S, R4E, S.L.B.& M.; thence South along said Agreement line 69.00 feet; thence S4°19'42"W 120.43 feet; thence S89°59'46"E 134.21 feet; thence S0°00'54"W 121.84 feet; thence S0°01'08"W 87.00 feet; thence West 197.01 feet; thence S0°17'40"W 216.73 feet to a point on a Boundary Line Agreement recorded in Deed Book 958 Page 627 of the Official Records of Wasatch County; thence West along said Agreement line 815.55 feet to the southerly terminus of a Boundary Line Agreement recorded in Deed Book 958 Page 629 of the Official Records of Wasatch County; thence N0°13'21"E along said Agreement line and extension thereof 610.30 feet; thence N89°45'09"E 512.00 feet to the westerly terminus of a Boundary Line Agreement recorded in Deed Book 958 Page 636 of the Official Records of Wasatch County; thence N89°40'11"E along said Agreement line 374.25 feet to the point of beginning.

Contains: 12.70+/- acres
