

13744785
08/13/2021 11:28 AM \$40.00
Book - 11221 Pg - 8650-8652
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
PAXTON R GUYMON
10610 S JORDAN GATEWAY STE 200
SOUTH JORDAN, UT 84095
BY: ZHA, DEPUTY - WI 3 P.

When Recorded Mail To:
Paxton R. Guymon
York Howell & Guymon
10610 S. Jordan Gateway, Suite 200
South Jordan, Utah 84095

See Legal Description in Exhibit A hereto

NOTICE OF REINVESTMENT FEE COVENANT

(Covent Garden Condominiums, Salt Lake County, State of Utah)

Pursuant to Utah Code § 57-1-46(6) notice is hereby given that each condominium Unit located on or within the real property located in Salt Lake County, State of Utah, and more particularly described on Exhibit A hereto (the “**Property**”) is subject to a covenant obligating the initial Owner who purchases a Unit, and each subsequent Owner/purchaser of such Unit, to pay to the Condominium Owners Association (the “**Condominium Association**”), upon and as a result of a transfer or conveyance of such Unit, a fee that is dedicated to benefitting the Covent Garden Condominiums project, the Condominium Association, and the Common Areas and Facilities of the condominium project (the “**Reinvestment Fee**”).

1. The Property is subject to that certain *Declaration of Condominium for Covent Garden Condominiums* (the “**Declaration**”), recorded with the Salt Lake County Recorder’s office on 8/11/2021, as Entry No. 13743128
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in Section 19.4 of the Declaration.
 - a. The initial amount of the Reinvestment Fee to be paid to the Condominium Association will be \$750.00 for the initial transfer of each Unit in the project from the developer to an Owner.
 - b. Thereafter, the Reinvestment Fee will be \$750.00 upon each subsequent transfer or conveyance of the Unit.
 - c. The amount of the Reinvestment Fee may be changed from time to time as provided in the Declaration.
3. The Condominium Association’s address, where the Reinvestment Fee is to be paid, is:


Covent Garden Condominiums Owners Association, Inc.
P.O. Box 161
Draper, Utah 84020
Attn: Shivam Shah

4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of condominium Units on the Property (within the condominium project), and their successors in interest and assigns.
5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
6. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Condominium Project (as defined in the Declaration).
7. The purpose of the Reinvestment Fee is to enable the Condominium Association to pay for the maintenance, repair and/or replacement of the Common Areas and Facilities, to fund the reserve account of the Condominium Association, to satisfy any other obligations of the Condominium Association identified in the Declaration, or for any other purpose authorized by law.
8. The Reinvestment Fee required to be paid to the Condominium Association pursuant to the covenant contained in the Declaration is required to benefit the Buildings and Common Areas and Facilities of the Condominium Project.

WHEREFORE, this Notice of Reinvestment Fee Covenant has been executed by an authorized representative of the Covent Garden Condominiums Owners Association, Inc.

CONDOMINIUM ASSOCIATION

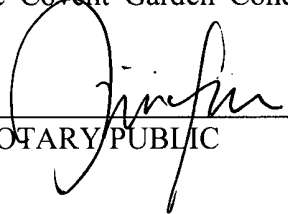
Covent Garden Condominiums Owners Association, Inc.

By:  Shivam Shah
 Director

Date: 8/12/2021

STATE OF UTAH)
 :SS.
 COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12 day of August, 2021, by Shivam Shah, as a Director/Trustee of the Covent Garden Condominiums Owners Association, Inc.


 NOTARY PUBLIC

SEAL:

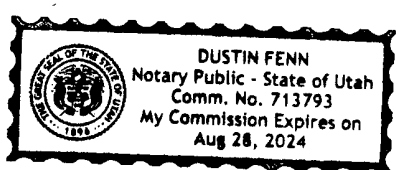


EXHIBIT A

(Description of the Property)

This instrument shall be recorded against the real property described below, located in Bluffdale City, Salt Lake County, State of Utah (identified as Tax Parcel No. 33-11-400-021):

PARCEL 1:

A parcel of land located in the Southeast corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is South 89°36'28" West a distance of 1,327.08 feet along the section line to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 11; thence leaving said section line to and along the West line of said Northeast quarter South 00°36'49" West a distance of 277.89 feet; thence leaving said West line North 89°51'53" West a distance of 14.72 feet from the East quarter corner of said Section 11, and running thence South 01°50'33" East a distance of 343.46 feet to the said West line; thence along said West line South 00°36'49" West a distance of 691.66 feet to the South line of the Northwest quarter of the Southeast quarter of said Section 11; thence South 89°46'00" West along said South line a distance of 189.41 feet; thence leaving said South line North 00°05'10" East a distance of 1,034.41 feet; thence North 89°36'28" East a distance of 184.22 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO the following described right-of-way over, upon and across the following described tract of land, which right-of-way shall inure to the benefit of the land bordering on the West; to-wit:

Commencing at a point which is South 89°36'28" West 1,451.75 feet from the East quarter corner of Section 11; Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°36'28" West a distance of 50.00 feet; thence South 00°05'10" West a distance of 277.89 feet, more or less, to the North boundary of the above-described tract; thence South 89°36'28" West a distance of 77.25 feet; thence South 00°05'10" West a distance of 575.27 feet; thence South 89°36'28" West a distance of 1,063.12 feet; thence South 00°59'54" West a distance of 50.01 feet; thence North 89°36'28" East a distance of 1,113.93 feet; thence North 00°05'10" East a distance of 575.27 feet; thence North 89°36'28" East a distance of 77.25 feet; thence North 00°05'10" East a distance of 327.89 feet to the point of beginning.

PARCEL 1A:

The following described right-of-way over, upon and across the following described tract of land:

Commencing at a point which is South 89°36'28" West 1,451.75 feet from the East quarter corner of said Section 11 and running thence South 89°36'28" West 50.00 feet; thence South 00°05'10" West 277.89 feet, more or less, to the North boundary of the above-described tract; thence South 89°36'28" West 27.25 feet along said North boundary to the Northwest corner of said tract; thence South 00°05'10" West 50.00 feet along the West boundary of said tract; thence North 89°36'28" East 77.25 feet; thence North 00°05'10" East 327.89 feet, more or less, to the point of beginning.

Street Address: 14664 S. 855 W., Bluffdale, Utah 84065