

WHEN RECORDED, RETURN TO:

RICHARDS LAW, PC
4141 So. Highland Drive, Suite 225
Salt Lake City, UT 84124

(See Below for HOA Contact Info)

NOTICE OF REINVESTMENT FEE

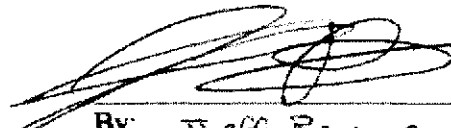
BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES:

That owning, purchasing or assisting with the closing of a property conveyance within **BENSON MILL TOWNHOMES HOMEOWNERS ASSOCIATION** (the "Association"), that an Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Towns at Benson Mills Crossing (including Bylaws) was recorded on February 8, 2019, as Document Entry No. 480873, in the Tooele County Recorder's Office (the "Amended Declaration") and that the Amended Declaration (and any amendments thereto) established certain obligations of which all owners, sellers and buyers should be aware that:

1. A reinvestment fee is due upon transfer of title. The name and address of the beneficiary under the above referenced reinvestment fee covenant is **BENSON MILL TOWNHOMES HOMEOWNERS ASSOCIATION** c/o FCS Community Management, P.O. Box 5555, Draper, UT 84020; (801) 256-0465. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its primary contact, as designated in the Utah Homeowner Associations Registry, which is available at the website of the Utah Department of Commerce.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land described further in Exhibit A, attached hereto, and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the property. The duration of the above referenced reinvestment fee covenant is perpetual.
3. The Association, as listed above, must be contacted for the reinvestment fee amount. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide for the Association's costs directly related to the transfer of the property and may also provide for payment in part of Association expenses. The fee required to be paid under the reinvestment fee covenant is required to benefit the Property.

DATE: Feb 26th, 2019.

**BENSON MILL TOWNHOMES HOMEOWNERS
ASSOCIATION**

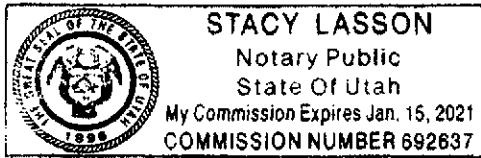

By: Jeff Bevan
Its: Authorized Agent

STATE OF UTAH)

:SS

COUNTY OF SALT LAKE)

JEFF Bevan personally, appeared before me and acknowledged that he has knowledge of the facts set forth in the Notice and that s/he believes that all statements made in this Notice are true and correct. Subscribed and sworn to before me on Feb. 26, 2019.



Stacy Lasson
Notary Public

EXHIBIT A

(LEGAL DESCRIPTION)

BENSON MILL CROSSING PH 2 PUD-AMD

Lot 201 through Lot 222, BENSON MILL CROSSING PH 2 PUD-AMD, A PLANNED UNIT DEVELOPMENT

Parcel Numbers: 16-069-0-0201 through 16-069-0-0222

LOT A, BENSON MILL CROSSING PH 2 PUD-AMD, A PLANNED UNIT DEVELOPMENT

Parcel Number: 16-069-0-000A

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BENSON MILL CROSSING PH 3 PUD

Lot 301 through 353, BENSON MILL CROSSING PH 3 PUD, A PLANNED DEVELOPMENT

Parcel Numbers: 16-070-0-0301 through 16-070-0-0353

LOT A, BENSON MILL CROSSING PH 3 PUD, A PLANNED DEVELOPMENT

Parcel Number: 16-070-0-000A

LOT B, BENSON MILL CROSSING PH 3 PUD, A PLANNED DEVELOPMENT

Parcel Number: 16-070-0-000B

LOT C, BENSON MILL CROSSING PH 3 PUD, A PLANNED DEVELOPMENT

Parcel Number: 16-070-0-000C

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BENSON MILL CROSSING PH 4 PUD

Lot 401 through Lot 409 BENSON MILL CROSSING PH 4 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Numbers: 17-099-0-0401 through 17-099-0-0409

LOT A, BENSON MILL CROSSING PH 4 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Number: 17-099-0-000A

LOT B, BENSON MILL CROSSING PH 4 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Number: 17-099-0-000B

THAT PORTION OF VANCOT WAY LOCATED IN BENSON MILL CROSSING PH 4 PUD

Parcel Number: 17-099-0-000R

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BENSON MILL CROSSING PHASE 7 PUD

Lot 701 through 718, BENSON MILL CROSSING PHASE 7 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Numbers: 18-041-0-0701 through 18-041-0-0718

LOT A, BENSON MILL CROSSING PHASE 7 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Number: 18-041-0-000A

Lot B, BENSON MILL CROSSING PHASE 7 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Number: 18-041-0-000B

Lot C, BENSON MILL CROSSING PHASE 7 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Number: 18-041-0-000C

ALL ROADS (BOWKER DR, FROST LANE) CONTAINED IN BENSON MILL CROSSING PHASE 7 PUD

Parcel Number: 18-041-000R

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BENSON MILL CROSSING PHASE 9 PUD

Lot 901 through 938 BENSON MILL CROSSING PHASE 9 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Numbers: 18-089-0-0901 through 18-089-0-0938

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BENSON MILL CROSSING PHASE 10, PUD

Lot 1001 through 1007 BENSON MILL CROSSING PHASE 10, PUD, A PLANNED UNIT DEVELOPMENT

Parcel Numbers: 19-033-0-1001 through 19-033-0-1007

Lot A

Parcel Number: 19-033-0-000A

Lot B

Parcel Number: 19-033-0-000B

ALL PUBLIC DEDICATED ROADS LOCATED WITHIN BENSON MILL CROSSING PHASE 10 PUD

Parcel Number: Parcel 19-033-0-000R

ALL PRIVATE ROADS LOCATED WITHIN BENSON MILL CROSSING PHASE 10 PUD

Parcel Number: Parcel 19-033-0-00R2