

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 MILLS ESTATES HOMEOWNERS ASSOCIATION** (the "Association"), that an Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Benson Mills Crossing Single-Family Homes (including Bylaws) was recorded on February 8, 2019, as Document Entry No. 480871, 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 MILLS ESTATES 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 If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its primary contact, as designated in the Utah Homeowner Associations Registry, which is available at the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: FEBRUARY 26, 2019.

**BENSON MILLS ESTATES HOMEOWNERS  
ASSOCIATION**

By:   
Its: Authorized Agent

STATE OF UTAH )  
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 ) :ss  
COUNTY OF SALT LAKE )

Trant Steele 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 January 26, 2019.

Cindy Romero  
Notary Public



**EXHIBIT A**

(LEGAL DESCRIPTION)

**BENSON MILL CROSSING PH 1 PUD**

Lot 101 through Lot 155, BENSON MILL CROSSING PH 1 PUD, A SUBDIVISION OF TOOELE COUNTY

Parcel Numbers: 16-027-0-0101 though 16-027-0-0155,  
including 16-027-0-114A and 16-027-0-116A

OPEN SPACE/PARK, BENSON MILL CROSSING PH 1 PUD, A SUBDIVISION OF TOOELE COUNTY

Parcel Number: 16-027-0-000A

**BENSON MILL CROSSING PHASE 5 PUD**

Lots 501 through Lot 516 BENSON MILL CROSSING PHASE 5 PUD, A PLANNED UNIT DEVELOPMENT OF TOOELE COUNTY

Parcel Numbers: 18-019-0-0501 through 18-019-0-0516

ROADS IN BENSON MILL CROSSING PHASE 5 PUD A PLANNED UNIT DEVELOPMENT

Parcel Number: 18-019-0-000R

**BENSON MILL CROSSING PHASE 6 PUD**

Lot 601 through 630, BENSON MILL CROSSING PHASE 6 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Numbers: 18-040-0-0601 through 18-040-0-0630

Lot A, BENSON MILL CROSSING PHASE 6 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Numbers: 18-040-0-000A

**BENSON MILL CROSSING PHASE 8 PUD**

Lots 801 through 845 BENSON MILL CROSSING PHASE 8 PUD, A PLANNED UNIT DEVELOPMENT

Parcel Numbers: 18-065-0-0801 through 18-065-0-0845

ALL ROADS LOCATED WITHIN BENSON MILL CROSSING PHASE 8 PUD

Parcel Number: 18-065-0-000R