

E 3106057 B 7060 P 1146-1149
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/19/2018 04:06 PM
FEE \$76.00 Pgs: 4
DEP RTT REC'D FOR CLEARFIELD CITY
CORPORATION

When Recorded Return to: 12-921-0008 → 0024
West Square, LLC. 0128 → 0140
c/o Craig Winder 0221 → 0240
50 E. 2500 N., Ste. 101 0321 → 0341
North Logan, UT 84341



NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. § 57-1-46(6), the West Square Condominium Owners Association, a Utah non-profit corporation (the “**Association**”), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, and any additional land that is annexed into and made subject to the Declaration of Condominium for West Square Condominiums, that was recorded June ____, 2018, as Entry No. _____, in the records of Davis County, and any amendments or supplements thereto (the “**Declaration**”). The Reinvestment Fee Covenant is created by and is set forth in Article VI, Section 6.14 of the Declaration.

12-
The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee determined by the Association’s Board of Directors in accordance with Section 6.14 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8).

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the **West Square Condominium Project** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
West Square Condominium Owners Association
50 E. 2500 N., Ste. 101
North Logan, UT 84341
2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.
4. The duration of the Reinvestment Fee Covenant is perpetual. The Association’s members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities;

EXHIBIT "A

PROPERTY

Lot 1, West Square Subdivision according to the official plat recorded in the Davis County Court House under Entry 2943537 on June 6, 2016 also located in Part of the Northwest Quarter of Section 12, Township 4 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at a Brass Cap monumenting the North Quarter Corner of Section 12, Township 4 North, Range 2 West of the Salt Lake Base and Meridian from which the Northwest Corner of said Section 12 bears N89°48'25"W 2648.35 feet (Basis of Bearing), thence S00°09'18"W 798.44 feet to the POINT OF BEGINNING and running

thence S 00°09'18" W 631.20 feet;
thence S 89°50'43" E 314.56 feet along the south line of Hamblin Park Townhomes P.U.D.;
thence N 00°09'17" E 19.96 feet along the east line of Hamblin Park Townhomes P.U.D.;
thence S 89°50'43" E 82.41 feet to the west right of way line of 550 East Street;
thence S 01°16'30" W 79.03 feet along said west right of way line;
thence N 89°50'43" W 80.87 feet;
thence N 00°09'17" E 11.61 feet;
thence N 89°50'43" W 82.50 feet;
thence N 00°09'17" E 14.44 feet;
thence N 89°50'43" W 232.06 feet;
thence S 00°09'18" W 283.79 feet;

thence Northwesterly, a distance of 30.79 feet along a non tangent curve to the left of which the radius point lies S 45°44'51" W, with a radius of 230.00 feet, having a central angle of 07°40'14" and a chord that bears N 48°05'16" W 30.77 feet;

thence Northwesterly, a distance of 64.81 feet along a reverse curve to the right having a radius of 170.00 feet and a central angle of 21°50'33" and a chord that bears N 41°00'07" W 64.42 feet;

thence N 30°04'50" W 957.98 feet;

thence Northerly, 133.10 feet along a curve to the right having a radius of 252.00 feet, a central angle of 30°15'46" and a chord that bears N 14°56'57" W 131.56 feet;

thence N 00°10'56" E 396.18 feet;

thence S 89°48'25" E 120.45 feet

thence S 00°11'35" W 183.00 feet to the boundary line of Clearfield Meadows Phase 5 recorded February 3, 2009 under Entry No. 2420775;

thence along said boundary the next seven courses:

- 1) thence N 89°48'25" W 23.84 feet;
- 2) thence S 00°07'00" E 268.49 feet;
- 3) thence N 89°59'31" E 5.63 feet;
- 4) thence S 00°00'22" E 96.48 feet;
- 5) thence N 89°43'23" E 446.17 feet;
- 6) thence N 00°09'18" E 72.74 feet;
- 7) thence S 89°57'15" E 32.02 feet to the point of beginning,
containing 7.34 acres or 319,731 square feet.

Tax ID No. 12-850-0001