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09/11/2020 10:44 AM \$40.00  
Book - 11016 Pg - 6783-6784  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH GATE HOMEOWNERS ASSOCIAT  
P.O. BOX 5555  
DRAPER UT 84020  
BY: JLA, DEPUTY - WI 2 P.

WHEN RECORDED RETURN TO:  
South Gate Homeowners' Association  
c/o FCS Community Management  
PO Box 5555  
Draper, UT 84020  
801-256-0465  
**disclosure@hoaliving.com**

Space Above for Recorder's Use Only

Parcel #'s:  
1524483038 through 1524483051 (All of Lots 1 through 14, South Gate PUD)  
1524483059 (All of Lot 15, South Gate PUD)  
1524483058 (All of Lot 16, South Gate PUD)  
1524483062 through 1524483063 (All of Lots 17 through 18, South Gate PUD)  
1524483055 (All of Lot 19, South Gate PUD)  
1524483054 (All of Lot 20, South Gate PUD)  
1524483052 through 1524483053 (All of Lot 21 through 22, South Gate PUD)  
All future Phases, Lots and/or Units

**NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT**

Each Lot or Unit in South Gate is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **disclosure@hoaliving.com**.

This notice affects the parcels referenced above and any subsequent parcels added to the community via appropriate expansion documentation.

ADDITIONALLY, please note that the Buyer or Seller of a Lot or Unit at South Gate shall be required to pay to the South Gate Homeowners' Association at the time of closing or settlement of the sale of his or her Lot or Unit a Reinvestment Fee in a sum to be determined by the governing board.

This is not a large master planned development. The amount of the Reinvestment Fee may not exceed .5% of the value of the Lot or Unit at the time of closing unless the Lot or Unit is part of a large master planned development and shall comply with the requirements of Utah Code Ann., Section 57-1-46(5) (2010) as amended or supplemented.

The name of the association of owners responsible for the collection and management of the Reinvestment Fee is the South Gate Homeowners' Association (the "Association") and the address is c/o **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **disclosure@hoaliving.com**.

The Reinvestment Fee Covenant is intended to run with the Land and to bind successors in interest and assigns thereof.

The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Land or any Lot.

The duration of the Reinvestment Fee Covenant is ongoing until amended or supplemented.

The purpose of the Reinvestment Fee is limited to one or more of the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; or association expenses (including, but not limited to, administrative set-up fees).

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the burdened property.

IN WITNESS WHEREOF, the Association has executed this notice the 1 day of September, 20 20.

SOUTH GATE HOMEOWNERS' ASSOCIATION

By: Piper Leon  
Name: Piper H. Leon  
Title: President

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 )ss:  
COUNTY OF Salt Lake )

On the 1 day of September, 20 20, personally appeared before me Piper Leon, who by me being duly sworn, did say that he is the President of the South Gate Homeowners' Association and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Directors, and said Piper Leon duly acknowledged to me that said Association authorized the same.

Nicole McIntosh  
NOTARY PUBLIC

