

11166089

WHEN RECORDED RETURN TO:  
Copper Creek Homeowners Association  
c/o FCS Community Management  
PO Box 5555  
Draper, UT 84020  
801-256-0465  
manager@hoaliving.com

11166089  
04/13/2011 02:40 PM \$120.00  
Book - 9917 Pg - 9304-9306  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FCS COMMUNITY MGMT  
BY: ARG, DEPUTY - WI 3 P.

By: ARG

Space Above for Recorder's Use Only

- Parcel #'s: 14-29-479-001 through 14-29-479-006**  
(8027 W Copperfield Place, BLDG 1, Units 11 through 12, 21 through 22 and 31 through 32 Copper Creek Condominiums Amended PH 1)
- Parcel #'s: 14-29-479-007 through 14-29-479-008**  
(8029 W Copperfield Place, BLDG 1, Units 21 and 31, Copper Creek Condominiums Amended PH 1)
- Parcel #'s: 14-29-479-009 through 14-29-479-014**  
(8035 W Copperfield Place, BLDG 1, Units 11 through 12, 21 through 22 and 31 through 32 Copper Creek Condominiums Amended PH 1)
- Parcel #'s: 14-29-479-015 through 14-29-479-016**  
(8037 W Copperfield Place, BLDG 1, Units 21 and 31, Copper Creek Condominiums Amended PH 1)
- Parcel #'s: 14-29-479-018 through 14-29-479-023**  
(8040 W Copperfield Place, BLDG 2, Units 11 through 12, 21 through 22 and 31 through 32, Copper Creek Condo Amended Phase 2)
- Parcel #'s: 14-29-479-024 through 14-29-479-026**  
(8042 W Copperfield Place, BLDG 2, Units 11, 21 and 31, Copper Creek Condo Amended Phase 2)
- Parcel #'s: 14-29-479-027 through 14-29-479-032**  
(8046 W Copperfield Place, BLDG 2, Units 11 through 12, 21 through 22 and 31 through 32 Copper Creek Condo Amended Phase 2)
- Parcel #'s: 14-29-479-033 through 14-29-479-035**  
(8048 W Copperfield Place, BLDG 2, Units 11, 21 and 31, Copper Creek Condo Amended Phase 2)
- Parcel #'s: 14-29-479-056 through 14-29-479-061**  
(8051 W Copperfield Place, BLDG 6, Units 11 through 12, 21 through 22 and 31 through 32, Copper Creek Condominiums AMD PH 4)
- Parcel #'s: 14-29-479-062 through 14-29-479-064**  
(8053 W Copperfield Place, BLDG 6, Units 11, 21 and 31 Copper Creek Condominiums AMD PH 4)
- Parcel #'s: 14-29-479-065 through 14-29-479-070**  
(8057 W Copperfield Place, BLDG 6, Units 11 through 12, 21 through 22 and 31 through 32, Copper Creek Condominiums AMD PH 4)
- Parcel #'s: 14-29-479-071 through 14-29-479-073**  
(8055 W Copperfield Place, BLDG 6, Units 11, 21 and 31, Copper Creek Condominiums AMD PH 4)
- Parcel #'s: 14-29-479-075 through 14-29-479-080**  
(8061 Units 11 through 12, 21 through 22 and 31 through 32, BLDG 5, Copper Creek Condominiums AMD PH 5)
- Parcel #'s: 14-29-479-081 through 14-29-479-083**  
(8063 Units 11, 21 and 31, BLDG 5, Copper Creek Condominiums AMD PH 5)
- Parcel #'s: 14-29-479-084 through 14-29-479-089**  
(8065 Units 11 through 12, 21 through 22 and 31 through 32, BLDG 5, Copper Creek Condominiums AMD PH 5)
- Parcel #'s: 14-29-479-090 through 14-29-479-092**  
(8067 Units 11, 21 and 31, BLDG 5, Copper Creek Condominiums AMD PH 5)
- Parcel #'s: 14-29-479-094 through 14-29-479-099**  
(8071 W Copperfield Place, Units 11 through 12, 21 through 22 and 31 through 32 BLDG 4, Copper Creek Condo Phase 6 AMD)
- Parcel #'s: 14-29-479-100 through 14-29-479-102**  
(8073 W Copperfield Place, Units 11, 21 and 31, BLDG 4, Copper Creek Condo Phase 6 AMD)
- Parcel #'s: 14-29-479-109 through 14-29-479-111**  
(8075 W Copperfield Place, Units 11, 21 and 31, BLDG 4, Copper Creek Condo Phase 6 AMD)

**Parcel #'s: 14-29-479-103 through 14-29-479-108**

(8077 W Copperfield Place, Units 11 through 12, 21 through 22 and 31 through 32, BLDG 4, Copper Creek Condo Phase 6 AMD)

**Parcel #'s: 14-29-479-037 through 14-29-479-042**

(8080 W Copperfield Place, BLDG 3, Units 11 through 12, 21 through 22 and 31 through 32, Copper Creek Condominiums Amended Phase 3)

**Parcel #'s: 14-29-479-043 through 14-29-479-045**

(8082 W Copperfield Place, BLDG 3, Units 11, 21 and 31, Copper Creek Condominiums Amended Phase 3)

**Parcel #'s: 14-29-479-046 through 14-29-479-051**

(8084 W Copperfield Place, BLDG 3, Units 11 through 12, 21 through 22 and 31 through 32, Copper Creek Condominiums Amended Phase 3)

**Parcel #'s: 14-29-479-052 through 14-29-479-054**

(8086 W Copperfield Place, BLDG 3, Units 11, 21 and 31, Copper Creek Condominiums Amended Phase 3)

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

Each Lot or Unit in Copper Creek Condos 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 **manager@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 Copper Creek Condos shall be required to pay to the Copper Creek 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 Copper Creek 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 **manager@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 3rd day of January, 20 11.

COPPER CREEK HOMEOWNERS ASSOCIATION

By: [Signature]  
Name: Michael Johnson  
Title: Authorized Representative/Managing Agent

**ACKNOWLEDGMENT**

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

On the 3rd day of January, 20 11, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Copper Creek Homeowners Association, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Michael Johnson duly acknowledged to me that said Association authorized the same.

[Signature]  
NOTARY PUBLIC

