



**WHEN RECORDED RETURN TO:**

Las Palmas Owners Association  
c/o FCS Community Management  
PO Box 5555  
Draper, UT 84020  
801-256-0465  
greggardner@hoaliving.com

Space Above for Recorder's Use Only

**Parcel #s:**

- SG-LP-1A-101 through SG-LP-1A-127 (All of Units 101 through 127, Las Palmas Resort Condo 1A (SG))
  - SG-LP-1A-201 through SG-LP-1A-212 (All of Units 201 through 212, Las Palmas Resort Condo 1A (SG))
  - SG-LP-1A-301 through SG-LP-1A-330 (All of Units 301 through 330, Las Palmas Resort Condo 1A (SG))
  - SG-LP-1A-1501 through SG-LP-1A-1512 (All of Units 1501 through 1512, Las Palmas Resort Condo 1A (SG))
  - SG-LP-1A-1601 through SG-LP-1A-1645 (All of Units 1601 through 1645, Las Palmas Resort Condo 1A (SG))
  - SG-LP-1B-401 through SG-LP-1B-412 (All of Units 401 through 412, Las Palmas Resort Condo 1B (SG))
  - SG-LP-1B-501 through SG-LP-1B-512 (All of Units 501 through 512, Las Palmas Resort Condo 1B (SG))
  - SG-LP-1B-1401 through SG-LP-1B-1430 (All of Units 1401 through 1430, Las Palmas Resort Condo 1B (SG))
  - SG-LP-2-1-601 through SG-LP-2-1-612 (All of Units 601 through 612, Las Palmas Resort Condo 2-1 (SG))
  - SG-LP-2-1-701 through SG-LP-2-1-712 (All of Units 701 through 712, Las Palmas Resort Condo 2-1 (SG))
  - SG-LP-2-1-901 through SG-LP-2-1-912 (All of Units 901 through 912, Las Palmas Resort Condo 2-1 (SG))
  - SG-LP-2-1-1201 through SG-LP-2-1-1221 (All of Units 1201 through 1221, Las Palmas Resort Condo 2-1 (SG))
  - SG-LP-2-2-1001 through SG-LP-2-2-1018 (All of Units 1001 through 1018, Las Palmas Resort Condo 2-2 (SG))
  - SG-LP-2-3-1701 through SG-LP-2-3-1715 (All of Units 1701 through 1715, Las Palmas Resort Condo 2-3 (SG))
  - SG-LP-2-4-1901 through SG-LP-2-4-1912 (All of Units 1901 through 1912, Las Palmas Resort Condo 2-4 (SG))
  - SG-LP-2-5-801 through SG-LP-2-5-809 (All of Units 801 through 809, Las Palmas Resort Condo 2-5 (SG))
  - SG-LP-2-6-1801 through SG-LP-2-6-1812 (All of Units 1801 through 1812, Las Palmas Resort Condo 2-6 AMD & EXT (SG))
  - SG-LP-2-7-2001 through SG-LP-2-7-2018 (All of Units 2001 through 2018, Las Palmas Resort Condo 2-7 AMD & EXT (SG))
  - SG-LP-2-8-2101-A-1 through SG-LP-2-8-2118-A-1 (All of Units 2101 through 2118, Las Palmas Resort Condo 2-8 AMD & EXT (SG))
- All future Phases, Lots and/or Units

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

Each Lot or Unit in Las Palmas 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 greggardner@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 Las Palmas shall be required to pay to the Las Palmas Owners 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 Las Palmas Owners 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 greggardner@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 9th day of June, 2020.

LAS PALMAS OWNERS ASSOCIATION

By: [Signature]

Name: Greg Gardner


Title: Authorized Representative/Managing Agent

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 )ss:  
COUNTY OF Washington )

On the 9th day of June, 2020, personally appeared before me Greg Gardner, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Las Palmas Owners Association, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Greg Gardner, duly acknowledged to me that said Association authorized the same.

[Signature]  
NOTARY PUBLIC

 WENDY NEFF  
NOTARY PUBLIC \* STATE of UTAH  
COMMISSION NO. 703426  
COMM. EXP. 12/14/2022