

WHEN RECORDED RETURN TO:
Rosecrest Communities Master HOA
PO Box 708367
Sandy, UT 84070-8367

13617978
04/01/2021 01:59 PM \$5766.00
Book - 11148 Pg - 5805-5810
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROSECREST COMMUNITIES MASTER
P.O. BOX 708367
SANDY UT 84070-8367
BY: JLA, DEPUTY - WI 6 P.

**NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT
ROSECREST COMMUNITIES MASTER HOMEOWNERS ASSOCIATION**

In accordance with the Declaration of Covenants, Conditions, and Restrictions for Rosecrest Communities Master Homeowners Association, each Lot or Unit within the Rosecrest Communities PUD is subject to recurring assessments. Additionally, the Buyer or Seller of a Lot or Unit shall be required to pay a Reinvestment Fee to Rosecrest Communities Master Homeowners Association at the time of closing or settlement of the sale of the Lot or Unit.

Escrow agents, title companies, or others desiring current information regarding assessments, reinvestment fees, mailing addresses, payment information, governing documents, questionnaires or other association information should visit www.RosecrestCommunities.com. For additional questions please email HOAmanager@RosecrestCommunities.com, or call (801) 316-3215. The official name of the association is Rosecrest Communities Master Homeowners Association. The Address is PO Box 708367, Sandy, UT 84070-8367.

This notice affects the Lots and Units referenced in EXHIBIT A below and any subsequent Lots or Units added to the community via appropriate expansion documentation.

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

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

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

IN WITNESS WHEREOF, the Rosecrest Communities Master Homeowners Association has executed this notice the 9th day of March, 2021.

ROSECREST COMMUNITIES MASTER HOMEOWNERS ASSOCIATION

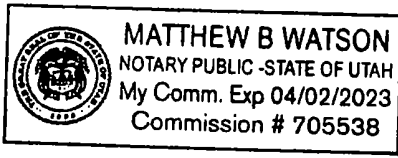
By: [Signature]
Name: Logan Watson
Title: HOA Manager

ACKNOWLEDGMENT

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

On the 9th day of March, 2021, personally appeared before me Logan Watson who by me being duly sworn, did say that he is the Authorized Representative of Rosecrest Communities Master Homeowners Association and that the within and foregoing notice was signed in behalf of said Association by the authority of its Board of Trustees, and said Logan Watson duly acknowledged to me that said Association authorized the same.

[Signature]
NOTARY PUBLIC



This notice shall affect all lots and units listed below as well as any subsequent lots or units added to the community via appropriate expansion documentation:

EAGLE VIEW CONDOMINIUMS - 210 UNITS

EAGLE VIEW CONDOMINIUMS, PLAT "A-1"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "A-2"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "A-3"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "A-4"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "A-5"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "A-6"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "A-7"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "B-8"; UNITS 101-102, 201-204, 301-304, B1, B2
EAGLE VIEW CONDOMINIUMS, PLAT "B-9"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "B-10"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "B-11"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "C-12"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "C-13"; UNITS 101-102, 201-204, 301-304, B1, B2
EAGLE VIEW CONDOMINIUMS, PLAT "C-14"; UNITS 101-102, 201-204, 301-304, B1, B2
EAGLE VIEW CONDOMINIUMS, PLAT "C-15"; UNITS 101-102, 201-204, 301-304, B1, B2
EAGLE VIEW CONDOMINIUMS, PLAT "C-16"; UNITS 101-102, 201-204, 301-304, B1, B2
EAGLE VIEW CONDOMINIUMS, PLAT "C-17"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "C-18"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "C-19"; UNITS 101-102, 201-204, 301-304
EAGLE VIEW CONDOMINIUMS, PLAT "C-20"; UNITS 101-102, 201-204, 301-304

GRAYSTONE - 123 LOTS

GRAYSTONE SUBDIVISION PHASE 1; LOTS 101-132
GRAYSTONE SUBDIVISION PHASE 2; LOTS 201-227
GRAYSTONE SUBDIVISION PHASE 3; LOTS 301-337
GRAYSTONE SUBDIVISION PHASE 4; LOTS 401-427

JUNIPER BEND - 182 LOTS

JUNIPER BEND AT ROSECREST PHASE 1; LOTS 1-35
JUNIPER BEND AT ROSECREST PHASE 2; LOTS 36-100
ROSECREST PLAT S PHASE 3A; LOTS
ROSECREST PLAT S PHASE 3B; LOTS 120-134
ROSECREST PLAT S PHASE 3C; LOTS 101-119
ROSECREST PLAT S PHASE 3D; LOTS
ROSECREST PLAT S PHASE 3E; LOTS

MEADOW VIEW TOWNS - 60 LOTS

MEADOW VIEW TOWNS PHASE 1; LOTS 1-18
MEADOW VIEW TOWNS PHASE 2; LOTS 19-60

THE MEADOWS - 150 LOTS

MEADOWS AT ROSECREST SUBDIVISION PHASE 1; LOTS 1-68

MEADOWS AT ROSECREST SUBDIVISION PHASE 2; LOTS 69-150

MOUNTAIN HEIGHTS - 145 LOTS

M3 AT ROSECREST PHASE 1; LOTS 1-17

MOUNTAIN HEIGHTS AT ROSECREST PHASE 2; LOTS 18-47

MOUNTAIN HEIGHTS AT ROSECREST PHASE 3; LOTS 48-70

MOUNTAIN HEIGHTS AT ROSECREST PHASE 4; LOTS 71-99

MOUNTAIN HEIGHTS AT ROSECREST PHASE 5; LOTS 100-121

MOUNTAIN HEIGHTS AT ROSECREST PHASE 6; LOTS 122-145

OVERLOOK - 196 UNITS

OVERLOOK AT ROSECREST PHASE 1; UNITS 1A-1D, 2A-2D, 3A-3D, 4A-4D, 5A-5D, 6A-6D, 7A-7D, 8/1-8/12

OVERLOOK AT ROSECREST PHASE 2; UNITS 11A-11D, 12A-12D, 13A-13D, 14A-14D, 15A-15D, 16A-16D, 17A-17D, 18A-18D, 19A-19D, 20A-20D, 21A-21D, 22A-22D, 23E-23H, 24A-24D, 25A-25D, 26A-26D, 27A-27D, 28A-28D, 29A-29D, 30A-30D, 31A-31D, 32A-32D

OVERLOOK AT ROSECREST PHASE 3; UNITS 33A-33D, 34A-34D, 35A-35D, 36E-36H, 37A-37D, 38A-38D, 39A-39D, 40A-40D, 41E-41H, 42A-42D, 43A-43D, 44A-44D, 45A-45D, 46A-46D, 47E-47H, 48A-48D, 49E-49H

PARK HOUSE - 201 LOTS

PARK HOUSE PHASE 1; LOTS 1-9

PARK HOUSE PHASE 2; LOTS 10-57, 105-142

PARK HOUSE PHASE 3; LOTS 58-104

PARK HOUSE PHASE 4; LOTS 107-146, 198-201

PARK HOUSE PHASE 5; LOTS 147-197

PAYTONS QUARRY - 122 UNITS

PAYTONS QUARRY AT ROSECREST SUBDIVISION; UNITS 1A-1D, 2A-2D, 3A-3D, 4A-4D, 5E-5H, 6A-6D, 7E-7H, 8/1-8/4, 9/1, 10A-10D, 11/1-11/4, 12/5-12/6, 13/1-13/4, 14A-14D, 15/1-15/4, 16/1-16/5, 18A-18D, 19/1, 20A-20D, 21E-21F, 23A-23D, 22E-22H, 25A-25B, 24C-24F, 26A-26D, 27E-27F, 28A-28D

PAYTONS QUARRY AT ROSECREST PHASE 2; UNITS 29J-29L, 29M, 30E-30H, 31A-31D, 32A-32B, 33A-33B, 34A-34D, 35A-35D, 36/1

JUNIPER VISTA - 66 LOTS

ROSECREST POD 30 PHASE 1; LOTS 1-38

ROSECREST POD 30 PHASE 2; LOTS 39-66

ROSECREST PLAT V - 109 LOTS

ROSECREST PLAT V PHASE 1; LOTS 1-50

ROSECREST PLAT V PHASE 2; LOTS 51-109

ROSECREST PLAT V PH 3 - 32 LOTS

ROSECREST PLAT V PH 3; LOTS 1-32

ROSECREST PLAT X - 100 LOTS

ROSECREST PLAT X PHASE 1; LOTS 1-39
ROSECREST PLAT X PHASE 2; LOTS 40-65
ROSECREST PLAT X PHASE 3; LOTS 66-100

STEP ROCK - 29 LOTS

ROSECREST PLAT Z PH 1; LOTS 1-14
ROSECREST PLAT Z PH 2; LOTS 15-29

SADDLEBROOK CONDOMINIUMS - 232 UNITS

SADDLEBROOK BUILDING A CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING B CONDOMINIUM; UNITS 101-102, 201-204, 301-304
SADDLEBROOK BUILDING C CONDOMINIUM; UNITS 101-102, 201-204, 301-304
SADDLEBROOK BUILDING D CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING E CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING F CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING G CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING H CONDOMINIUM; UNITS 101-102, 201-204, 301-304
SADDLEBROOK BUILDING I CONDOMINIUM; UNITS 101-102, 201-204, 301-304
SADDLEBROOK BUILDING J CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING K CONDOMINIUM; UNITS 101-102, 201-204, 301-304
SADDLEBROOK BUILDING L CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING M CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING N CONDOMINIUM; UNITS 101-102, 201-204, 301-304
SADDLEBROOK BUILDING O CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING P CONDOMINIUM; UNITS 101-102, 201-204, 301-304
SADDLEBROOK BUILDING Q CONDOMINIUM; UNITS 101-102, 201-204, 301-304
SADDLEBROOK BUILDING R CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING S CONDOMINIUM; UNITS 101-102, 201-204, 301-304
SADDLEBROOK BUILDING T CONDOMINIUM; UNITS 101-102, 201-204, 301-304, B1 - B2
SADDLEBROOK BUILDING U CONDOMINIUM; UNITS 101-102, 201-204, 301-304

SHADOW RUN - 140 UNITS

SHADOW RUN PHASE 1 PUD; UNITS 1-53, 80-94, 135-140
SHADOW RUN PHASE 2 PUD; UNITS 54-79, 95-134

SHADOW RUN II SUBDIVISION - 218 UNITS

SHADOW RUN II SUBDIVISION PHASE 1; UNITS 141-182
SHADOW RUN II SUBDIVISION PHASE 2; UNITS 221-257, 278-281
SHADOW RUN II SUBDIVISION PHASE 3; UNITS 183-220, 258-277
SHADOW RUN II SUBDIVISION PHASE 4; UNITS 282-311, 322-333
SHADOW RUN II SUBDIVISION PHASE 5; UNITS 312-321, 334-358

SKY RIDGE TOWNHOMES - 230 UNITS

SKY RIDGE TOWNHOMES SUBDIVISION PHASE 1; UNITS 1-25
SKY RIDGE TOWNHOMES SUBDIVISION PHASE 2; UNITS 26-65, 222-230
SKY RIDGE TOWNHOMES SUBDIVISION PHASE 3; UNITS 66-103, 214-221

SKY RIDGE TOWNHOMES SUBDIVISION PHASE 4; UNITS 104-147, 202-213
SKY RIDGE TOWNHOMES SUBDIVISION PHASE 5; UNITS 148-174, 184-201
SKY RIDGE TOWNHOMES SUBDIVISION PHASE 6; UNITS 175-183

SUMMIT VIEW AT ROSECREST - 82 LOTS

SUMMIT VIEW AT ROSECREST PHASE 1; LOT 17
SUMMIT VIEW AT ROSECREST PHASE 2A; LOTS 11-23, 68-72
SUMMIT VIEW AT ROSECREST PHASE 2B; LOTS 1-10, 73-82
SUMMIT VIEW AT ROSECREST PHASE 3A; LOTS 24-32, 65-67
SUMMIT VIEW AT ROSECREST PHASE 3B; LOTS 33-37, 60-64
SUMMIT VIEW AT ROSECREST PHASE 3C; LOTS 38-59

VILLAGE AT THE BOULDERS - 246 UNITS

VILLAGE AT THE BOULDERS PHASE 1; UNITS 1E-1F, 2A-2D, 3E-3F, 4A-4D, 5E-5F, 6A-6D, 7E-7F, 8A-8D, 9E-9F, 10A-10D, 11E-11F, 12A-12D, 13E-13F, 14A-14D, 15E-15F, 16A-16D, 17E-17F, 18A-18D, 19E-19F, 20A-20D
VILLAGE AT THE BOULDERS PHASE 2; UNITS 21A-21D, 22A-22D, 23E-23H, 24A-24D, 25E-25H, 26A-26D, 27E-27H, 28A-28D, 29E-29H, 30A-30D, 31E-31H, 33A-33D, 34A-34B, 35C-35F, 36A-36D, 37E-37H, 38A-38D, 39A-39D, 40E-40H, 41A-41D, 42E-42H, 43A-43D, 44E-44H, 45/1-45/4, 46/1-46/4, 47/1-47/4, 48/1-48/4, 49/1-49/4, 50/1-50/4, 51A-51D, 52E-52H, 53A-53B, 54C-54F, 55A-55D, 56E-56H
VILLAGE AT THE BOULDERS PHASE 3; UNITS 57E-57H, 58A-58D, 59E-59H, 60A-60D, 61A-61D, 62E-62H, 63A-63B, 64C-64F, 65A-65D, 66E-66F, 67A-67D, 68A-68D, 69E-69F, 70A-70D

FUTURE ROSECREST COMMUNITIES PHASES