

When Recorded Return to:
The Cottages at Sandy Homeowners Association, Inc.
12371 South 900 East #200
Draper, UT 84020

13890800 B: 11305 P: 7767 Total Pages: 3
02/14/2022 01:46 PM By: zhook Fees: \$286.00
NOTICE- NOTICE
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MILLER HARRISON LLC
5292 SO COLLEGE DR MURRAY, UT 84123

NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. § 57-1-46(6), the Cottages at Sandy Homeowners 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 Covenants, Conditions and Restrictions for The Villages at Sandy, that was recorded August 15, 2017, as Entry No. 12596716 in the records of Salt Lake County, and any amendments or supplements thereto (the “**Declaration**”). The Reinvestment Fee Covenant is created by and is set forth in Article VI, Section 6.1(o) of the Declaration.

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, is required to pay a reinvestment fee of up to 0.5% as determined by the Management Committee in accordance with Article VI, Section 6.1(o) 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 Cottages at Sandy Homeowners Association, Inc.** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
The Cottages at Sandy Homeowners Association, Inc.
12371 South 900 East #200
Draper, UT 84020
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) community programming; (c) open space; (d) common expenses of the Association; or (e) funding Association reserves.
6. The fee required under the Reinvestment Fee Covenant is required to benefit the burdened property.

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IN WITNESS WHEREOF, the President of the Association has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 4 day of February, 2022.

The Cottages at Sandy Homeowners Association, Inc.

a Utah nonprofit corporation

By: Maria Whitney Retor

Its: HOA President

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

On the 4 day of February, 2022, personally appeared before me Maria Whitney Retor who by me being duly sworn, did say that she/he is an authorized representative of THE COTTAGES AT SANDY HOMEOWNERS ASSOCIATION, INC., and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public

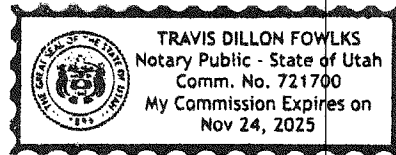


EXHIBIT A

[Legal Description]

All of THE VILLAGES AT SANDY, PLAT "AMENDING LOT 7B OF AMENDMENT OF LOT 7" according to the office of the Salt Lake County Recorder on August 15, 2017 as Entry Number 12596715 in Book 2017P, at Page 209.

Parcel Numbers: 28053020300000 through 28053020490000
 28053510300000 through 28053510470000
 28053520010000 through 28053520330000
 28053530010000 through 28053530620000