

0001-0025 Pineae Village  
02224 Condo Plat 1

2530760

BK 5033 PG 1109

236  
7

0001-0067 Pineae Village Plat III  
02226 lots 151 A-F

0101-0167 Pineae Village 02217  
PUD + lots

E 2530760 B 5033 P 1109-1115  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/26/2010 03:11 PM  
FEE \$236.00 Pgs: 7  
DEP RTT REC'D FOR PINEAE MASTER AS  
SOC

When Recorded, Return to:  
Pineae Village Townhomes HOA  
PO BOX 548  
West Jordan, UT 84084

0001-0052 Pineae  
Village Plat II  
PUD

RETURNED  
MAY 26 2010

## NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. §57-1-46)

**BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES** either owning, purchasing or assisting with the closing of a property conveyance within the **PINEAE VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION** (the "Association"), that a certain Declaration of Covenants, Conditions and Restrictions was recorded on April 27, 2007, as Document Entry No. 2265491, Book 4271, Pages 392, in the Davis County Recorder's Office (the "Declaration") and that the Declaration (and any amendments thereto) established certain obligations that all owners, sellers and buyers should be aware of regarding the property described on Exhibit "A".

This Notice requires the payment of a Reinvestment Fee Covenant as permitted by Utah law according to the following terms.

1. **Condominium Association.** The property subject to this Reinvestment Fee Covenant is governed by the Association which is operated and managed by a Board of Directors which has presently delegated its daily operations to Community Solutions & Sales. **Community Solutions & Sales is located at 6925 S 4800 W, PO Box 548, West Jordan, UT 84084 801-955-5126.** The property is subject to the Declaration, including regular and special assessments and this **Reinvestment Fee Covenant** which establishes a Reinvestment Fee for the administration and operation of the property within the Association in order to benefit the property. Please contact the current property management for the exact amount of the Reinvestment Fee Covenant due and owing at closing.

2. **Notice to Title Companies / Future Management Companies / Agents.** Because Management Companies change from time to time, it is the title company's obligation to ensure that any Reinvestment Fee is sent to the current property Management Company.

3. **Reinvestment Fee Covenant.** A Reinvestment Fee Covenant is hereby imposed at settlement (or upon any conveyance of any Unit/Lot unless exempt by law) for each Unit sold or conveyed, in an amount determined by the Board of Directors. The Reinvestment Fee is currently two (2) times the monthly assessment as provided in the Declaration. There is also a one time payment due from each original purchaser in the amount of \$300.00. This reinvestment fee will be paid to the Master Association and used to cover the operating expenses. These Reinvestment Fees shall be paid at the time of transfer by each prospective purchaser/ transferee of any Unit or Lot subject to the Declaration for the purpose of covering administrative and other costs associated to the operation, management and care of the property subject to the Declaration.

This Reinvestment Fee Covenant precludes the imposition of additional reinvestment fee covenants on the properties burdened by this fee requirement and is required by the Association to be paid to benefit the burdened properties within the Association for the purposes stated above (again, see all properties identified on the attached **Exhibit A.**)

4. **Runs with the Land.** The obligation of the above referenced Reinvestment Fee Covenant is intended to run with the land and to bind the successors in interest and assigns of each and every Unit, lot, and lot owner, subject to the Declaration in perpetuity.

5. **Termination of Fee.** The Association's members, by and through a vote of its members as provided for in the Declaration, may amend and/or terminate this Reinvestment Fee Covenant by a duly voted upon, approved, and recorded instrument directing the amendment or termination of this Reinvestment Fee Covenant.

DATE FILED: 5/26, 2010

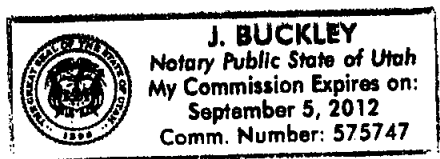
**Pineae Village Townhomes  
HOMEOWNERS ASSOCIATION**

By: JOSEPH H WILLIAMS  
Its: Agent [Signature]

STATE OF UTAH                    )  
  )ss:  
County of Davis                )

The foregoing Amendment was acknowledged before me on this 21<sup>st</sup> day of May, 2010 by Joseph Williams as Agent for Pineae Village Townhomes Homeowners Association, Inc.

J Buckley  
Notary Public for Utah



Centerville  
189000

BK 5033 PG 1111

~~2265490~~

~~BK 4271 PG 391~~

~~E 2265490 B 4271 P 391~~

~~RICHARD T. MAUGHAN~~

~~DAVIS COUNTY, UTAH RECORDER~~

~~04/27/2007 10:06 AM~~

~~FEE \$183.00 Pgs: 1~~

~~DEPT REC'D FOR CENTERVILLE CITY~~

April 16, 2007

PINEAE VILLAGE P L P

CITYVIEW PINEAE VILLAGE 227

L.P.

CORPORATION OF THE PRESIDING  
BISHOP OF THE CHURCH OF JESUS  
CHRIST OF LATTER-DAY SAINTS

LOTS 101 THRU 157 AND 6 OPEN SPACE  
PARCELS

NW & NE 7 2N - 1E

Out of 02-095-0020, 0021, 0077, 0079, 0080, 0081

New # 2-217 +

File # 4613

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00° 24'15" EAST, 1033.69 FEET AND N89°35'45"W, 33.00 FEET SAID POINT BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK "B" BIG CREEK PLAT CENTERVILLE TOWNSITE SURVEY AND NORTH 00°24'15" EAST, 75.25 FEET FROM A COUNTY MONUMENT LOCATED AT THE INTERSECTION OF PARRISH LANE AND MAIN STREET AND, RUNNING THENCE NORTH 89°50'00" WEST, 832.44 FEET; THENCE SOUTH, 567.17 FEET; THENCE WEST 69.30 FEET; THENCE NORTH 00°04'57" EAST, 242.94 FEET; THENCE NORTH 89°39'51" WEST, 861.63 FEET; THENCE NORTH 00°07'35" EAST, 907.83 FEET; THENCE NORTH 89°49'43" EAST, 276.16 FEET; THENCE NORTH 00°05'01" EAST, 0.52 FEET; THENCE EAST 587.28 FEET; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 68.50 FEET; THENCE NORTH 89°30'08" EAST, 700.55 FEET; THENCE SOUTH, 100.32 FEET; THENCE NORTH 88°59'28" WEST, 20.00 FEET; THENCE SOUTH 275.29 FEET; THENCE EAST, 150.63 FEET; THENCE SOUTH 209.42 FEET; THENCE SOUTH 00°24'15" WEST 13.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,304,778 SQUARE FEET OR 29.95 ACRES, MORE OR LESS.

\* which is also S 85° 52' 50" W 912.87' and  
S 0° 07' 35" W 2771.21' and S 89° 67' 24" E 1822.98'  
and N 0° 24' 15" E 1033.69' and N 89° 35' 45" W  
53.00' and N 0° 24' 15" E 75.25' from the  
NW corner of Sec 7 T2N R1E S101M to  
the POB

Centerville  
1/14/08

BK 5033 PG 1112

~~2333775-~~  
~~BK 4448 PG 353~~

~~E 2333775 B 4448 P 353~~  
~~RICHARD T. MAUGHAN~~  
~~DAVIS COUNTY, UTAH RECORDER~~  
~~01/14/2008 12:18 PM~~  
~~FEE \$124.00 Pgs: 1~~  
~~DEP RTT REC'D FOR CENTERVILLE CITY~~

January 2, 2008  
CITYVIEW PINEAE VILLAGE 227 LP

PINEAE VILLAGE CONDO PLAT I

BLDG 301 UNITS A THRU L, BLDG 302 UNITS A  
THRU L AND COMMON AREA

PINEAE VILLAGE PUD, LOTS 152 & 153 & NW 7  
2N - 1E

Out of 02-217-0152, 0153

New # 2-224 +

File # 4761

SAID POINT ALSO BEING N 0°02'34"E, 3578.74' AND N 89°57'26" W  
667.76' FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP  
2 NORTH, RANGE 3 EAST

**LEGAL DESCRIPTION:**

ALL OF LOTS 152 AND 153 OF PINEAE VILLAGE P.U.D., RECORDED APRIL 27,  
2007 AS ENTRY NO. 2265490 IN THE DAVIS COUNTY RECORDERS OFFICE, BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 153, SAID POINT BEING  
NORTH 0°09'49" EAST 1122.10 FEET AND NORTH 89°50'11" WEST 1578.58 FEET  
FROM THE MONUMENT AT THE INTERSECTION OF MAIN STREET AND PARISH LANE,  
AND RUNNING THENCE SOUTH 46°33'57" WEST 12.22 FEET; THENCE SOUTH  
0°02'28" EAST 264.85 FEET; THENCE SOUTH 47°01'46" WEST 36.45 FEET;  
THENCE SOUTH 0°20'09" WEST 37.16 FEET; THENCE NORTH 89°39'51" WEST  
141.34 FEET; THENCE NORTH 0°00'00" EAST 350.23 FEET TO A POINT ON THE  
SOUTH LINE OF 650 NORTH STREET AND RUNNING THENCE ALONG SAID LINE  
SOUTH 89°52'25" EAST 119.44 FEET TO A POINT ON A 115.00 FOOT RADIUS  
CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 30°00'00" THENCE EASTERLY  
ALONG THE ARC OF SAID CURVE 60.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 57,499 SQUARE FEET OR 1.320 ACRES AND 2 LOTS

Centerville  
1978

~~2405944~~  
~~BK 4661 PG 427~~

BK 5033 PG 1113

~~E 2405944 B 4661 P 427~~  
~~RICHARD T. MAUGHAN~~  
~~DAVIS COUNTY, UTAH RECORDER~~  
~~11/20/2008 12:37 PM~~  
~~FEE \$187.00 Pgs: 1~~  
~~DEP RTT REC'D FOR CENTERVILLE CITY~~

October 23, 2008  
CITYVIEW PINEAE VILLAGE 227 LP

PINEAE VILLAGE PLAT III

BLDGS 303, 304, 305, 306 & 307, UNITS A THRU  
L & BLDG 217 UNITS A THRU F

PINEAE VILLAGE PUD LOT 151 & NW 7 2N-1E

Out of 02-217-0151

New # 2-226 +

File # 4886

ALL OF LOT 151 OF PINEAE VILLAGE P.U.D., RECORDED APRIL 27, 2007 AS ENTRY NO. 2265490 IN THE DAVIS COUNTY RECORDERS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF LOT 151 OF PINEAE VILLAGE P.U.D; SAID POINT BEING NORTH 0°09'49" EAST 1122.10 FEET AND NORTH 89°50'11" WEST 1578.58 FEET FROM THE MONUMENT AT THE INTERSECTION OF MAIN STREET AND PARISH LANE, SAID POINT ALSO BEING NORTH 00°02'34" EAST 3578.79 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°57'26" WEST 687.76 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, AND RUNNING THENCE SOUTH 59°52'25" EAST 21.64 FEET TO A POINT ON 165.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 30°00'00"; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 86.39 FEET, (CHORD BEARS SOUTH 74°52'25" EAST 85.41 FEET); THENCE SOUTH 89°52'25" EAST 410.20 FEET TO A POINT ON 165.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°57'19"; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 28.67 FEET, (CHORD BEARS NORTH 85°08'56" EAST 28.63) FEET; THENCE SOUTH 00°04'57" EAST 95.88 FEET; THENCE SOUTH 24°50'52" EAST 42.79 FEET; THENCE NORTH 90°00'00" EAST 90.79 FEET; THENCE SOUTH 00°00'01" EAST 172.93 FEET; THENCE NORTH 89°39'51" WEST 684.39 FEET; THENCE NORTH 00°20'09" EAST 37.16 FEET; THENCE NORTH 47°01'46" EAST 36.45 FEET; THENCE NORTH 00°02'28" WEST 264.85 FEET; THENCE NORTH 46°33'57" EAST 12.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 188,394 SQUARE FEET OR 4.32 ACRES.

Centerville  
142.00

~~2443977~~  
~~BK 4760 PG 1985~~

BK 5033 PG 1114

~~E 2443977 B 4760 P 1985-1986~~  
~~RICHARD T. MAUGHAN~~  
~~DAVIS COUNTY, UTAH RECORDER~~  
~~04/22/2009 03:04 PM~~  
~~FEE \$142.00 Pgs: 2~~  
~~DEP RTT REC'D FOR CENTERVILLE CITY~~

December 16, 2009  
CITYVIEW PINEAE VILLAGE 227, LP  
DOUGLAS H. MEDRANO  
RICHARD W. WOLF JR  
CHRISTINE M. WOLF  
MEGAN N. CLEMENT  
CHARLES M. THOMAS, TRUSTEE  
SUZETTE THOMAS, TRUSTEE  
SUSAN M. FORD  
CARSON S. CHRISTENSEN  
MICHELLE MOSS

PINEAE VILLAGE PLAT II PUD  
B 204, A-F; B205, A-F; B 206, A-F; B 207, A-D; B  
208, A-D; B 209, A-F; B 214, A-F; B 215, A-F; B  
PINEAE VILLAGE CONDOMINIUM PLAT II &  
NORTH 1/2 7 2N - 1E  
Out of 02-225-0001 THRU 0052  
New # 2-229 -  
File # 4925

BEGINNING AT A ~~MONUMENT CORNER OF SAID LOT 15A~~ SAID POINT BEING NORTH  
0°09'48" EAST 1151.32 FEET AND NORTH 89°50'11" WEST 1358.23 FEET FROM THE  
MONUMENT AT THE INTERSECTION OF MAIN STREET AND PARISH LANE SAID POINT ALSO  
BEING NORTH 0°02'34" EAST 3607.55 FEET AND NORTH 89°57'26" WEST 447.35 FEET  
FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1  
WEST, AND RUNNING THENCE NORTH 0°08'04" EAST, 165.38 FEET TO A POINT ON 15.00  
FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°20'16"; THENCE  
ALONG SAID CURVE A DISTANCE OF 23.65 FEET, (CHORD BEARS NORTH 45°18'12" EAST  
21.28 FEET); THENCE SOUTH 89°31'40" EAST, 243.93 FEET TO A POINT ON 58.00 FOOT  
RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 10°55'12"; THENCE ALONG  
SAID CURVE A DISTANCE OF 11.05 FEET, (CHORD BEARS S84°04'04"E 11.04 FEET) TO A  
POINT ON A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A  
CENTRAL ANGLE OF 108°31'36"; THENCE ALONG SAID CURVE, A DISTANCE OF 28.41 FEET  
(CHORD BEARS N24°20'41"W 24.35 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT  
HAVING A RADIUS OF 122.00 FEET AND A CENTRAL ANGLE OF 29°50'11"; THENCE ALONG  
SAID CURVE A DISTANCE OF 83.53 FEET (CHORD BEARS S15°00'02"W 62.82 FEET);  
THENCE SOUTH 0°04'57" WEST, 94.91 FEET TO A POINT ON 12.00 FOOT RADIUS CURVE  
TO THE RIGHT WITH A CENTRAL ANGLE OF 90°02'38"; THENCE ALONG SAID CURVE A  
DISTANCE OF 18.86 FEET, (CHORD BEARS S45°06'16"W 16.98 FEET); THENCE NORTH  
89°52'25" WEST, 240.06 FEET TO A POINT ON A 12.00 FOOT RADIUS CURVE TO THE  
RIGHT WITH A CENTRAL ANGLE OF 90°00'28"; THENCE ALONG SAID CURVE A DISTANCE  
OF 18.85 FEET, (CHORD BEARS N44°52'11"W 16.97 FEET) TO THE POINT OF BEGINNING.  
CONTAINS 51,161 SQUARE FEET OR 1.175 ACRES.

BEGINNING AT ~~THE NORTHWEST CORNER OF SAID LOT 155,~~ SAID POINT BEING NORTH 0°09'49" EAST 1697.57 FEET AND NORTH 89°50'11" WEST 1399.64 FEET FROM THE MONUMENT AT THE INTERSECTION OF MAIN STREET AND PARISH LANE, SAID POINT ALSO BEING NORTH 0°02'34" EAST 4153.88 FEET AND NORTH 89°57'26" WEST 487.60 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND RUNNING THENCE NORTH 90°00'00" EAST, 500.86 FEET; THENCE SOUTH 00°00'00" EAST, 125.33 FEET; THENCE NORTH 90°00'00" EAST, 37.38 FEET; THENCE SOUTH 00°08'04" WEST, 292.61 FEET TO A POINT ON A 125.00 FOOT NON-TANGENT CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 25°37'17"; THENCE ALONG SAID CURVE A DISTANCE OF 55.90 FEET, (CHORD BEARS S57°53'35"W 55.43 FEET); THENCE SOUTH 45°04'57" WEST, 110.53 FEET TO A POINT ON 115.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 26°57'29"; THENCE ALONG SAID CURVE A DISTANCE OF 54.11 FEET, (CHORD BEARS S58°33'42"W 53.61 FEET) TO A POINT OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET AND A CENTRAL ANGLE OF 108°02'31"; THENCE ALONG SAID CURVE, A DISTANCE OF 22.63 FEET; THENCE NORTH 00°04'57" EAST, 89.87 FEET TO A POINT ON A 75.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 45°00'00"; THENCE ALONG SAID CURVE A DISTANCE OF 58.90 FEET, (CHORD BEARS N22°34'57"E 57.40 FEET); THENCE NORTH 45°04'57" EAST, 35.39 FEET TO A POINT ON 125.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 44°56'53"; THENCE ALONG SAID CURVE A DISTANCE OF 98.06 FEET, (CHORD BEARS N22°36'31"E 95.57 FEET); THENCE NORTH 00°08'04" EAST, 130.58 FEET TO A POINT ON A 62.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 90°08'04"; THENCE ALONG SAID CURVE A DISTANCE OF 97.53 FEET, (CHORD BEARS N44°55'58"W 87.78 FEET); THENCE SOUTH 90°00'00" WEST, 317.43 FEET TO A POINT ON A 62.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 64°04'33"; THENCE ALONG SAID CURVE A DISTANCE OF 69.34 FEET, (CHORD BEARS S57°57'44"W 65.78 FEET); THENCE NORTH 00°00'00" EAST, 128.06 FEET TO THE POINT OF BEGINNING

CONTAINS 97,430 SQUARE FEET OR 2.237 ACRES.