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1/26/2016 4:55:00 PM \$46.00
Book - 10398 Pg - 4399-4403
Gary W. Ott
Recorder, Salt Lake County, UT
BARTLETT TITLE INS AGCY
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:

Cottages at Western Springs Homeowners Association
12896 S. Pony Express Road, Suite 400
Draper, Utah 84020

NOTICE OF REINVESTMENT FEE COVENANT

(The Cottages at Western Springs, Riverton City, Salt Lake County, State of Utah)

Pursuant to Utah Code Ann. §57-1-46(6) notice is hereby given that each Unit within that parcel of real property located in Riverton City, Utah, and more particularly described on **Exhibit A** hereto (“**Property**”) is subject to a covenant obligating a future buyer or seller of any Unit within the Property to pay to the Cottages at Western Springs Homeowners Association (“**Association**”), upon and as a result of a transfer of a Unit within the Property, a fee that is dedicated to benefitting such Unit (“**Reinvestment Fee**”).

1. The Property is subject to that certain *Declaration of Covenants, Conditions and Restrictions for The Cottages at Western Springs* (“**Declaration**”), recorded with the Salt Lake County Recorder’s Office on October 21, 2015, as Entry No. 12155494. The Declaration was amended by that certain *First Amendment to Declaration of Covenants, Conditions, and Restrictions for The Cottages at Western Springs*, recorded with the Salt Lake County Recorder’s office on January 26, 2016, as Entry No. 12211989 Bk 10398 Pg 4397 (“**Amendment**”). As used in this Notice of Reinvestment Fee Covenant, the term Declaration includes the Amendment.
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in the Section 4.6 of the Declaration, as set forth in the Amendment. The amount of the Reinvestment Fee will initially be two hundred fifty dollars (\$250.00) but may be changed from time to time by the Association.
3. The Association’s address, where the Reinvestment Fee is to be paid, is:

Cottages at Western Springs Homeowners Association
12896 S. Pony Express Road, Suite 400
Draper, Utah 84020
4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Units within the Property and their successors in interest and assigns.
5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
6. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Project (as the term “**Project**” is defined in the Declaration).

7. The purpose of the Reinvestment Fee is to enable the Association to finance the maintenance, repair and/or replacement of the Common Areas, and to fund the reserve account of the Association.
8. The Reinvestment Fee required to be paid to the Association pursuant to the covenant contained in the Declaration is required to benefit the Units within the Property.
9. This Notice of Reinvestment Fee Covenant will be recorded in the Salt Lake County Recorder's Office against the Property described in **Exhibit A** hereto.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by an authorized representative of the Cottages at Western Springs Homeowners Association.


ASSOCIATION

COTTAGES AT WESTERN SPRINGS
HOMEOWNERS ASSOCIATION

By: 
Kameron Spencer, Director

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

The foregoing instrument was acknowledged before me this ____ day of January 2016, by Kameron Spencer as Director of the Cottages at Western Springs Homeowners Association.

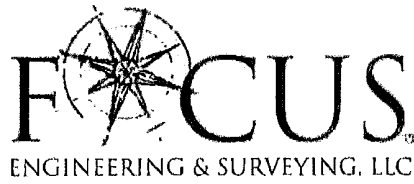

NOTARY PUBLIC

SEAL:



EXHIBIT A

(Description of the Property)



502 West 8360 South
Sandy, UT 84070
P (801) 352-0075 F (801) 352-7989

**LEGAL DESCRIPTION
PREPARED FOR
FIELDSTONE HOMES
COTTAGES AT WESTERN SPRINGS
RIVERTON, UTAH
(January 20, 2016)**

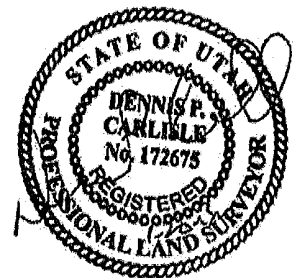
**COMPOSITE BOUNDARY DESCRIPTION
OF PHASES 1 & 2**

A portion of the NE1/4 and the NW1/4 of Section 31, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, more particularly described as follows:

Beginning at the Center 1/4 Corner of Section 31, T3S, R1W, S.L.B.& M.; thence N89°31'48"W along the 1/4 Section line 129.38 feet; thence North 1,570.02 feet; thence S89°50'30"E along the extension of, and along a fence line 39.97 feet; thence South 122.36 feet; thence S37°27'00"E 593.03 feet; thence N89°59'11"E 176.32 feet; thence N37°27'00"W 746.81 feet; thence S89°50'30"E 279.23 feet; thence N89°18'00"E along a fence line 80.00 feet; thence N89°58'00"E along a fence line 391.00 feet to a fence corner on the westerly line of the Provo Reservoir Canal; thence along an existing fence line the following 7 (seven) courses and distances: S0°42'30"W 254.00 feet; thence S2°06'30"W 152.50 feet; thence S50°52'00"W 121.50 feet; thence S70°09'00"W 151.50 feet; thence S23°53'00"E 13.50 feet; thence along the arc of a 100.00 foot radius non-tangent curve (radius bears: S37°49'47"E) to the left 108.85 feet through a central angle of 62°22'01" (chord: S20°59'13"W 103.56 feet); thence S11°49'00"E 281.07 feet; thence S2°59'11"W 494.69 feet along the extension of, and along the easterly line of that Real Property described in Deed Book 10168 Page 8064 of the Official Records of Salt Lake County; thence S0°40'49"E along said deed 162.62 feet to the south line of the NE1/4 of said Section 31; thence N89°31'48"W along the 1/4 Section line 500.24 feet to the point of beginning.

LESS AND EXCEPTING that Real Property described as Parcel 1 in Deed Book 10163 Page 324 of the Official Records of Salt Lake County.

Net acreage: 22.14+/- acres



Parcels:

27-31-200-052-0000	27-31-253-003-0000
27-31-200-053-0000	27-31-253-004-0000
27-31-200-031-0000	27-31-253-005-0000
27-31-200-007-0000	27-31-253-006-0000
27-31-200-042-0000	27-31-253-007-0000
	27-31-251-009-0000
	27-31-251-008-0000
	27-31-251-007-0000
27-31-179-006-0000	27-31-251-006-0000
27-31-251-011-0000	27-31-251-005-0000
27-31-253-001-0000	27-31-251-004-0000
27-31-253-002-0000	27-31-251-003-0000
27-31-254-002-0000	27-31-251-002-0000
27-31-254-001-0000	27-31-251-001-0000
27-31-252-001-0000	27-31-179-001-0000
27-31-251-010-0000	27-31-179-002-0000
27-31-252-002-0000	27-31-179-003-0000
	27-31-179-004-0000
	27-31-179-005-0000