09-119-0027, 0028 09-424-0101 to 0108 09-425-0201 to 0238 09-432-0301 to 0325

3168290 BK 7291 PG 433 E 3168290 B 7291 P 433-435 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 06/25/2019 10:57 AM

NOTICE OF REINVESTMENT FEE COVENANT \$160.00 Past 3

(Pursuant to Utah Code Ann. § 57-1-46) DEP RTT REC'D FOR DANIEL DANS IE

Pursuant to the requirements of Utah Code Ann. § 57-1-46 (2010), this instrument is a notice of reinvestment fee covenant ("Notice") that satisfies the requirements of Utah Code Ann. § 57-1-46 (6) (2010). This Notice serves as notice of a reinvestment fee covenant (the "Reinvestment Fee Covenant") that was recorded on this property previously.

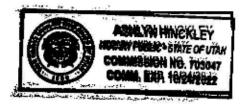
BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

- 1. The name and address of the beneficiary under the above referenced reinvestment fee covenant is the Vistas at Eastgate Homeowners Association ("Association"). The current property manager for the Association is Advanced Community Services, LLC, P.O. Box 179, Lehi, Utah 84043. Phone: (801) 641-1844. E-mail: info@acs-hoa.com. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce Division of Corporations.
- 2. The burden of the above referenced reinvestment fee covenant is intended to run with the land contained in Exhibit A; along with any expansions to the subdivision that may be added, and to bind successors in interest and assigns. The duration of the above referenced reinvestment fee covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such reinvestment fee covenant after the vote and approval of sixty-six and two thirds percent (66.66%) of all votes of the membership of the Association or as amended by the Declarant.
- As of the date of this Notice and subject to increase from time to time, at settlement for each unit, an amount equal to \$500, unless another amount is approved by the association's board of directors or management committee, shall be paid to the Association. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. However, the existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the maintenance of the common property and the association.

DATE:	June - 11 , 201	9
		The Vistas at Eastgate Homeowners Association
STATE OF UTAI	i) :ss	*
DAVIS COUNTY		

Exic Thomas, personally appeared and acknowledged that he has knowledge of the facts set forth in the Notice and that he believes that all statements made in this Notice are true
facts set forth in the Notice and that he believes that all statements made in this Notice are true
and correct.

Subscribed and sworn to before me on June 1, 20 19



Notary Public

EXHIBIT A (Legal Description of Project)

A portion of the SE1/4 of Section 3, Township 4 North, Range 1 West, Salt Lake Base & Meridian, located in Layton, Utah, more particularly described as follows:

Beginning at a point located N0°07'20"E along the ¼ Section line 290.00 feet from the South ¼ Corner of Section 3, T4N, R1W, S.L.B.& M.; thence N89°39'40"W along the north line of lands of Layton City 238.46 feet to the southeast corner of Lot 28, SUN HILLS PARK Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N00°19'12"E (record: N0°20'20"E) along said Plat and the extension thereof 393.52 feet to the southeasterly line of 3100 North Street as defined and described as part of NORTH HILLS ESTATES No. 4 Subdivision, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N69°41'12"E along said plat 161.14 feet; thence along the arc of a curve to the left with a radius of 183.00 feet a distance of 222.19 feet through a central angle of 69°33'52" Chord: N34°54'16"E 208.79 feet; thence N00°07'20"E 404.21 feet to the 1/16th (40 acre) line; thence S89°30'17"E along the 1/16th (40 acre) line 1,252.93 feet; thence S00°11'47"W 630.17 feet; thence West 116.77 feet; thence N67°45'59"W 136.45 feet; thence S00°11'47"W 215.83 feet; thence N89°14'02"W 1,041.70 feet; thence S00°07'20"W 235.03 feet to the point of beginning.

Contains: 24.50 acres+/-