

WHEN RECORDED RETURN TO:
 East Town Village, LC
 758 South 400 East
 Orem, Utah 84097
 (801) 227-7108

10974342
 06/21/2010 01:02 PM \$283.00
 Book - 9834 Pg - 2828-2833
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 EAST TOWN ELGE REC AMENITIES
 758 S 400 E
 OREM UT 84097
 BY: EAP, DEPUTY - WI 6 P.

NOTICE OF REINVESTMENT FEE COVENANT

PLEASE NOTE that the Buyer or Seller of a Lot or Unit at East Town Village shall be required to pay to the Association at the time of closing or settlement of the sale of a Lot or Unit a Reinvestment Fee in a sum to be determined by the Board of Directors pursuant to:

The Declaration of Covenants, Conditions and Restrictions for East Town Village Recreation Amenities was recorded on the 18 day of June, 2010 as Entry No. 10974341 in Book 9834 at Pages 2787-2827 of the official records of Salt Lake County, Utah as amended and supplemented (the "Recreation Declaration").

This notice affects the real property located in Salt Lake County, Utah described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference (collectively "Land" and individually "Lot or Unit").

The amount of the Reinvestment Fee may not exceed 0.5% of the value of the Lot or Unit at the time of closing or settlement.

The name of the association of Lot or Unit owners responsible for the collection and management of the Reinvestment Fee is the East Town Village Recreation Association (the "Association"). The principal place of business of the Association is 758 South 400 East, Orem, Utah 84097.

This written notice has been signed by Gary Petersen, the President and authorized representative of the Association.

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

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 duration of the Reinvestment Fee Covenant is a period of forty (40) years. Then, it shall automatically be renewed for ten (10) year periods, unless sooner terminated by the affirmative vote of sixty-seven percent (67%) of all Owners pursuant to Article III, Section 27 of the Recreation Declaration.

The Reinvestment Fee is to be paid to the Association under the auspices of the Reinvestment Fee Covenant.

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the Land and Lots or Units.

The Reinvestment Fee Covenant may not be enforced upon:

- (1) An involuntary transfer.
- (2) A transfer that results from a court order.
- (3) A bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity.
- (4) A transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution.
- (5) The transfer of the Lot or Unit by a financial institution. or
- (6) The Declarant or first buyer of a Lot or Unit from the Declarant, as that term is defined in the Declaration of Covenants, Conditions and Restrictions for East Town Village Townhomes and the Declaration.

IN WITNESS WHEREOF, the Association has executed this notice the ___ day of June, 2010.

EAST TOWN VILLAGE RECREATION ASSOCIATION

By: 
Name: Gary Petersen
Title: President

A C K N O W L E D G M E N T

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

On the 17 day of June, 2010, personally appeared before me Gary Petersen, who by me being duly sworn, did say that she is the President of the East Town Village Recreation Association, and that the within and foregoing notice was signed in behalf of said Association by authority of a resolution of its Board of Directors, and said Gary Petersen duly acknowledged to me that said Association executed the same.

Shelby N. Pintus
NOTARY PUBLIC



EXHIBIT "A"
Legal Description

The Land and Lot or Units referred to in the foregoing notice is located in Salt Lake County, Utah and is described more particularly as follows:

Phase 1 **BOUNDARY DESCRIPTION**]

BEGINNING AT A POINT S.89°15'05" E. 121.06 FEET AND S.0°21'25"W. 138.24 FEET AND S.89°38'30"E. 115.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF DIEHL CONCEPT PROPERTIES, L.C. PROPERTY, THE BASIS OF BEARINGS BEING BETWEEN THE SALT LAKE COUNTY MONUMENT IN THE CENTERLINE OF STATE STREET, WHICH LIES S.89°15'05"E. 121.06 FEET FROM SAID WEST QUARTER CORNER AND THE SALT LAKE COUNTY MONUMENT IN THE CENTERLINE OF STATE STREET WHICH LIES N.89°57'08"E. 99.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31, (SAID BEARING BEING S.0°21'25"W.);

THENCE EAST 440.08 FEET; THENCE NORTH 135.44 FEET; THENCE EAST 162.50 FEET; THENCE SOUTH 57.34 FEET; THENCE S.14°19'57"E. 194.52 FEET; THENCE SOUTH 51.99 FEET TO A POINT ALONG A NON TANGENT CURVE, SAID POINT BEING A POINT OF CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 105.00 FEET A CENTRAL ANGLE OF 53°30'29" AND A CHORD OF 94.56 FEET BEARING S.46°49'41"E. THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 98.06 FEET; THENCE S.20°04'26"E. 266.08 FEET TO A POINT ALONG THE NORTH LINE OF THE SPRATLING PROPERTY; THENCE ALONG SAID NORTH LINE THE FOLLOWING COURSE: N.89°54'00"W. 595.38 FEET; THENCE NORTH 255.34 FEET TO A POINT OF CURVATURE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 4.50 FEET A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 6.36 FEET BEARING N.45°00'00"W. THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 7.07 FEET TO A POINT OF TANGENCY; THENCE WEST 117.95 FEET TO A POINT OF CURVATURE, CONCAVE TO THE NORTH HAVING A RADIUS OF 124.00 FEET A CENTRAL ANGLE OF 29°31'21" AND A CHORD OF 63.19 FEET BEARING N.75°14'20"W. THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 63.89 FEET; THENCE WEST 99.60 FEET TO THE EAST RIGHT OF WAY LINE OF STATE STREET (SAID RIGHT OF WAY BEING 99.00 FEET WIDE); THENCE N.0°21'25"E. 44.44 FEET, ALONG SAID RIGHT OF WAY; THENCE N.30°00'00"E. 72.29 FEET ; THENCE N.18°30'00"E. 97.99 FEET TO THE POINT OF BEGINNING.

CONTAINS: 7.193 ACRES

Phase 2 **BOUNDARY DESCRIPTION**

BEGINNING AT A POINT S.89°15'05" E. 121.06 FEET AND S.0°21'25"W. 3.52 FEET AND EAST 717.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BASIS OF BEARINGS BEING BETWEEN THE SALT LAKE COUNTY MONUMENT IN THE CENTERLINE OF STATE STREET, WHICH LIES S.89°15'05"E. 121.06 FEET FROM SAID WEST QUARTER CORNER AND THE SALT LAKE COUNTY MONUMENT IN THE CENTERLINE OF STATE STREET WHICH LIES N.89°57'08"E. 99.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31, (SAID BEARING BEING S.0°21'25"W.);

THENCE SOUTH 57.34 FEET; THENCE S.14°19'57"E. 194.52 FEET; THENCE SOUTH 56.15 FEET TO A POINT ALONG A NON TANGENT CURVE, SAID POINT BEING A POINT OF CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 101.00 FEET A CENTRAL ANGLE OF 52°50'18" AND A CHORD OF 89.88 FEET BEARING S.46°29'35"E. THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 93.14 FEET; THENCE S.20°04'26"E. 266.17 FEET; THENCE S.89°54'00"E. 317.87 FEET; THENCE N.04°48'50"W. 97.57 FEET TO A POINT OF CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 4262.03 FEET A CENTRAL ANGLE OF 05°17'49" AND A CHORD OF 393.88 FEET BEARING N.07°47'14"W. THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 394.02 FEET; THENCE N.74°00'00"W. 147.13 FEET; THENCE NORTH 85.00 FEET; THENCE WEST 323.34 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.363 ACRES

**EXHIBIT "A" 1
Legal Description**

The Land and Lot or Units referred to in the foregoing notice is located in Salt Lake County, Utah and is described more particularly as follows:

East Town Village Condominium			East Town Village Townhomes		
Bldg No.	Unit No.	Parcel No.	Bldg No.	Unit No.	Parcel No.

Phase 3 BOUNDARY DESCRIPTION

BEGINNING AT A POINT S.89°15'05" E. 121.06 FEET AND S.0°21'25"W. 338.93 FEET AND EAST 49.50 FEET FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BASIS OF BEARINGS BEING BETWEEN THE SALT LAKE COUNTY MONUMENT IN THE CENTERLINE OF STATE STREET, WHICH LIES S.89°15'05"E. 121.06 FEET FROM SAID WEST QUARTER CORNER AND THE SALT LAKE COUNTY MONUMENT IN THE CENTERLINE OF STATE STREET WHICH LIES N.89°57'08"E. 99.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31, (SAID BEARING BEING S.0°21'25"W.);

RUNNING THENCE S.00°21'25"W. 275.53 FEET; S.89°54'59"E. 284.87 FEET; THENCE NORTH 255.34 FEET TO A POINT OF CURVATURE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 4.50 FEET A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 6.36 FEET BEARING N.45°00'00"W. THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 7.07 FEET TO A POINT OF TANGENCY; THENCE WEST 117.95 FEET TO A POINT OF CURVATURE, CONCAVE TO THE NORTH HAVING A RADIUS OF 124.00 FEET A CENTRAL ANGLE OF 29°31'21" AND A CHORD OF 63.19 FEET BEARING N.75°14'20"W. THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 63.89 FEET; THENCE WEST 99.60 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.737 ACRES

**EXHIBIT "A"-2
Legal Description**

The Land and Lot or Units referred to in the foregoing notice is located in Salt Lake County, Utah and is described more particularly as follows:

***East Town Village
Sandy***

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT S89°15'05"E 121.06 FEET AND S00°21'25"W 614.07 FEET AND S89°38'35"E 49.50 FEET FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING THE POINT OF BEGINNING. THENCE S89°54'00"E 1198.14 FEET; THENCE S04°48'50"E 1277.14 FEET; THENCE N20°00'00"W 506.37 FEET; THENCE N88°50'19"W 155.59 FEET; THENCE N00°21'25"E 5.56 FEET; THENCE N89°38'35"W 228.03 FEET; THENCE N01°35'36"E 106.48 FEET; THENCE N88°50'19"W 755.84 FEET; THENCE N00°21'25"E 667.01 FEET TO THE POINT OF BEGINNING. CONTAINING 21.12 ACRES.