

WHEN RECORDED RETURN TO:  
 The Ridge/ Pointe Homeowners Association  
 c/o FCS Community Management  
 PO Box 5555  
 Draper, UT 84020  
 801-256-0465  
 manager@hoaliving.com

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 05/28/2010 03:57 PM \$126.00  
 Book - 9829 Pg - 5608-5610  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 GRANITE COVE CONDO OWNERS ASSOC  
 C/O FCS COMMUNITY MGMT  
 PO BOX 5555  
 DRAPER UT 84020  
 BY: NEH, DEPUTY - WI 3 P.

Space Above for Recorder's Use Only

Parcel #'s: 28-09-277-001 through 28-09-277-010  
 (All of Lots 5 through 14, Pointe at Little Cottonwood Phase 1 PUD)  
 Parcel #'s: 28-09-278-011 through 28-09-278-014  
 (All of Lots 1 through 4, Pointe at Little Cottonwood Phase 1 PUD)  
 Parcel #'s: 28-09-277-011 through 28-09-277-022  
 (All of Lots 24 through 35, Pointe at Little Cottonwood Phase 1 PUD)  
 Parcel #'s: 28-09-278-002 through 28-09-278-010  
 (All of Lots 15 through 23, Pointe at Little Cottonwood Phase 1 PUD)  
 Parcel #'s: 28-09-278-016 through 28-09-278-027  
 (All of Lots 2 through 13, Ridge at Little Cottonwood Phase 1 AMD)  
 Parcel #'s: 28-09-278-029 through 28-09-278-036  
 (All of Lots 40 through 47, The Pointe at Little Cottonwood PH 2)  
 Parcel #'s: 28-09-279-001 through 28-09-279-005  
 (All of Lots 14 through 18, Ridge at Little Cottonwood Phase 1 AMD)  
 Parcel #'s: 28-09-279-007 through 28-09-279-010  
 (All of Lots 36 through 39, The Pointe at Little Cottonwood Phase 2)  
 Parcel #'s: 28-09-281-001 through 28-09-280-009  
 (All Lots 19 through 26, Ridge at Little Cottonwood Phase 1 AMD)  
 Parcel #'s: 28-09-280-009  
 (Lot 219, Ridge at Little Cottonwood Subdivision Phase 2)  
 Parcel #'s: 28-09-281-001  
 (Lot 1, Ridge at Little Cottonwood Phase 1 AMD)  
 Parcel #'s: 28-09-281-002  
 (Lot 207, Ridge at Little Cottonwood Subdivision Phase 2)  
 Parcel #'s: 28-10-151-058 through 28-10-151-064  
 (All of Lots 220 through 226, Ridge at Little Cottonwood Subdivision Phase 2)  
 Parcel #'s: 28-10-151-066 through 28-10-151-086  
 (All of Lots 303 through 324, The Ridge at Little Cottonwood Subdivision Phase 3)  
 Parcel #'s: 28-10-153-001 through 28-10-153-011  
 (All of Lots 208 through 218, Ridge at Little Cottonwood Subdivision Phase 2)  
 Parcel #'s: 28-10-153-12  
 (Lot 302, The Ridge at Little Cottonwood Subdivision Phase 3)  
 Parcel #'s: 28-10-154-001 through 28-10-154-006  
 (All of Lots 201 through 206, Ridge at Little Cottonwood Subdivision Phase 2)  
 Parcel #'s: 28-10-154-008  
 (Lot 301, The Ridge at Little Cottonwood Subdivision Phase 3)

## **NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT**

Each Lot or Unit in Pointe Ridge Little Cottonwood is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **manager@hoaliving.com**.

This notice affects the parcels referenced above and any subsequent parcels added to the community via appropriate expansion documentation.

ADDITIONALLY, please note that the Buyer or Seller of a Lot or Unit at Pointe Ridge Little Cottonwood shall be required to pay to the The Ridge/ Pointe Homeowners Association at the time of closing or settlement of the sale of his or her Lot or Unit a Reinvestment Fee in a sum to be determined by the governing board.

This is not a large master planned development. The amount of the Reinvestment Fee may not exceed .5% of the value of the Lot or Unit at the time of closing unless the Lot or Unit is part of a large master planned development and shall comply with the requirements of Utah Code Ann., Section 57-1-46(5) (2010) as amended or supplemented.

The name of the association of owners responsible for the collection and management of the Reinvestment Fee is the The Ridge/ Pointe Homeowners Association (the "Association") and the address is c/o **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **manager@hoaliving.com**.

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.

The duration of the Reinvestment Fee Covenant is ongoing until amended or supplemented.

The purpose of the Reinvestment Fee is limited to one or more of the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; or association expenses (including, but not limited to, administrative set-up fees).

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the burdened property.

IN WITNESS WHEREOF, the Association has executed this notice the 28th day of May, 20 10.

THE RIDGE/ POINTE HOMEOWNERS ASSOCIATION

By: [Signature]  
Name: Michael Johnson  
Title: Authorized Representative/Managing Agent

**ACKNOWLEDGMENT**

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

On the 28th day of May, 20 10 , personally appeared before me Michael Johnson , who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the The Ridge/ Pointe Homeowners Association, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Michael Johnson duly acknowledged to me that said Association authorized the same.

[Signature]  
NOTARY PUBLIC

