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05/28/2010 10:11 AM \$95.00  
Book - 9829 Pg - 1288-1293  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
JAMES R. BLAKESLEY  
1305 N. COMMERCE DR. STE 230  
SARATOGA SPRINGS UT 84045  
BY: JCR, DEPUTY - WI 6 P.

WHEN RECORDED RETURN TO:  
Lexington Village at Old Farm Owners Association  
4138 South 620 East  
Salt Lake City, UT 84107  
(801) 268-6082

**NOTICE OF COMMUNITY ENHANCEMENT OR REINVESTMENT FEE**

PLEASE NOTE that the Buyer or Seller of a Unit at Lexington Village at Old Farm Condominium shall be required to pay to the Lexington Village at Old Farm Owners Association at the time of closing or settlement of the sale of his or her Unit a Community Enhancement or Reinvestment Fee in a sum to be determined by the governing board pursuant to Article III, Sections 18(a)(h) and 20(j) (the "Community Enhancement or Reinvestment Fee Covenant") of the Declaration of Condominium of Lexington Village Condominium recorded in the Office of the County Recorder of Salt Lake County, Utah on June 19, 1974 as Entry No. 2630434 in Book 3613 at Page 454 of the Official Records, as amended and supplemented (the "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 "Unit").

The amount of the Community Enhancement or Reinvestment Fee may not exceed .5% of the value of the Unit at the time of closing and shall comply with the requirements of Utah Code Ann., Section 57-1-46 (2010) as amended or supplemented.

The name of the association of unit owners responsible for the collection and management of the Community Enhancement or Reinvestment Fee is Lexington Village at Old Farm Owners Association (the "Association") and its principal place of business is 4138 South 620 East, Salt Lake City, UT 84107.

This written notice has been signed by Tom Kendrick, the President, Chair and authorized representative of the Association.

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

The existence of this Community Enhancement or Reinvestment Fee Covenant precludes the imposition of any additional Community Enhancement or Reinvestment Fee Covenant on the Land.

The duration of the Community Enhancement or Reinvestment Fee Covenant is perpetual, pursuant to the Declaration and Utah Condominium Ownership Act, Utah Code Ann., Sections 57-8-1 et seq. (1963).

The Community Enhancement or Reinvestment Fee is to be paid directly to the Association under the auspices of the Community Enhancement or Reinvestment Fee Covenant.

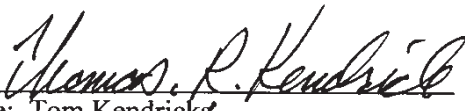
The Community Enhancement or Reinvestment Fee required to be paid under the Community Enhancement or Reinvestment Fee Covenant shall be used to benefit the Land and Units at Lexington Village at Old Farm.

The Community Enhancement or 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; or
- (5) The transfer of a Unit by a financial institution except to the extent that the Reinvestment Fee Covenant requires the payment of the Association's costs directly related to the transfer of the Unit, not to exceed \$250.00, as that amount may be amended by statute from time to time.

IN WITNESS WHEREOF, the Association has executed this notice the 6<sup>TH</sup> day of May, 2010.

LEXINGTON VILLAGE AT OLD FARM OWNERS ASSOCIATION

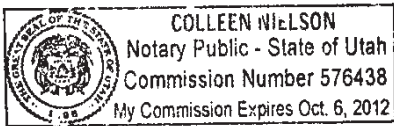
By:   
Name: Tom Kendrick  
Title: Chairman

**ACKNOWLEDGMENT**

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

On the 6<sup>th</sup> day of May, 2010, personally appeared before me Tom Kendricks, who by me being duly sworn, did say that s/he is the President of Lexington Village at Old Farm Owners 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 Tom Kendricks duly acknowledged to me that said Association executed the same.

  
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NOTARY PUBLIC



**EXHIBIT "A"**  
**Legal Description**

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


**SALT LAKE COUNTY RECORDER**
**Lot and Parcel Numbers for LEXINGTON VLGE OLD FARM CONDO**

Block / Building	Type	Lot / Quarter	Parcel Number	Obsolete?
	U	AREA	22-06-231-001-0000	N
	U	WELL	22-06-226-007-0000	N
1M	U	1	22-06-231-002-0000	N
1M	U	2	22-06-231-003-0000	N
1M	U	3	22-06-231-004-0000	N
1M	U	4	22-06-231-005-0000	N
1M	U	5	22-06-231-006-0000	N
1M	U	6	22-06-231-007-0000	N
2M	U	7	22-06-231-008-0000	N
2M	U	8	22-06-231-009-0000	N
2M	U	9	22-06-231-010-0000	N
2M	U	10	22-06-231-011-0000	N
2M	U	11	22-06-231-012-0000	N
2M	U	12	22-06-231-013-0000	N
3M	U	13	22-06-231-014-0000	N
3M	U	14	22-06-231-015-0000	N
3M	U	15	22-06-231-016-0000	N
3M	U	16	22-06-231-017-0000	N
3M	U	17	22-06-231-018-0000	N
3M	U	18	22-06-231-019-0000	N
4M	U	19	22-06-231-020-0000	N
4M	U	20	22-06-231-021-0000	N
4M	U	21	22-06-231-022-0000	N
4M	U	22	22-06-231-023-0000	N
4M	U	23	22-06-231-024-0000	N
4M	U	24	22-06-231-025-0000	N
5M	U	25	22-06-231-026-0000	N
5M	U	26	22-06-231-027-0000	N
5M	U	27	22-06-231-028-0000	N
5M	U	28	22-06-231-029-0000	N
5M	U	29	22-06-231-030-0000	N
5M	U	30	22-06-231-031-0000	N
6M	U	31	22-06-231-032-0000	N
6M	U	32	22-06-231-033-0000	N
6M	U	33	22-06-231-034-0000	N
6M	U	34	22-06-231-035-0000	N
6M	U	35	22-06-231-036-0000	N
6M	U	36	22-06-231-037-0000	N
7C	U	37	22-06-231-038-0000	N
7C	U	38	22-06-231-039-0000	N
7C	U	39	22-06-231-040-0000	N

7C	U	40	22-06-231-041-0000	N
8C	U	41	22-06-231-042-0000	N
8C	U	42	22-06-231-043-0000	N
8C	U	43	22-06-231-044-0000	N
8C	U	44	22-06-231-045-0000	N
9C	U	45	22-06-231-046-0000	N
9C	U	46	22-06-231-047-0000	N
9C	U	47	22-06-231-048-0000	N
9C	U	48	22-06-231-049-0000	N
10C	U	49	22-06-231-050-0000	N
10C	U	50	22-06-231-051-0000	N
10C	U	51	22-06-231-052-0000	N
10C	U	52	22-06-231-053-0000	N
11C	U	53	22-06-231-054-0000	N
11C	U	54	22-06-231-055-0000	N
11C	U	55	22-06-231-056-0000	N
11C	U	56	22-06-231-057-0000	N
12C	U	57	22-06-231-058-0000	N
12C	U	58	22-06-231-059-0000	N
12C	U	59	22-06-231-060-0000	N
12C	U	60	22-06-231-061-0000	N
13C	U	61	22-06-231-062-0000	N
13C	U	62	22-06-231-063-0000	N
14C	U	63	22-06-231-064-0000	N
14C	U	64	22-06-231-065-0000	N
15M	U	65	22-06-231-066-0000	N
15M	U	66	22-06-231-067-0000	N
15M	U	67	22-06-231-068-0000	N
15M	U	68	22-06-231-069-0000	N
16M	U	69	22-06-231-070-0000	N
16M	U	70	22-06-231-071-0000	N
16M	U	71	22-06-231-072-0000	N
16M	U	72	22-06-231-073-0000	N
17C	U	73	22-06-231-074-0000	N
17C	U	74	22-06-231-075-0000	N
18C	U	76	22-06-231-076-0000	N
18C	U	77	22-06-231-077-0000	N
19B	U	75	22-06-231-078-0000	N