

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

11166091
04/13/2011 02:43 PM \$101.00
Book - 9917 Pg - 9310-9312
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FCS COMMUNITY MGMT
BY: ARG, DEPUTY - WI 3 P.

Space Above for Recorder's Use Only

Parcel #'s: 14-25-126-001 through 14-25-126-002
(ALL OF LOTS 108 AND 107, Highbury Place PH 1 PUD)
Parcel #'s: 14-25-126-003 through 14-25-126-009
(ALL OF LOTS 109 THROUGH 115, Highbury Place PH 1 PUD)
Parcel #'s: 14-25-127-001 and 14-25-127-003
(ALL OF LOTS 116 AND 117, Highbury Place PH 1 PUD)
Parcel #'s: 14-25-127-004 through 14-25-127-008
(ALL OF LOTS 301 THROUGH 305, Highbury Place PH 3 PUD)
Parcel #'s: 14-25-127-009 through 14-25-127-012
(ALL OF LOTS 309 THROUGH 306, Highbury Place PH 3 PUD)
Parcel #'s: 14-25-127-013 through 14-25-127-019
(ALL OF LOTS 201 THROUGH 207, Highbury Place PH 2 PUD)
Parcel #'s: 14-25-128-002 through 14-25-128-003
(ALL OF LOTS 120 AND 119, Highbury Place PH 1 PUD)
Parcel #'s: 14-25-128-006 through 14-25-128-010
(ALL OF LOTS 221 THROUGH 225, Highbury Place PH 2 PUD)
Parcel #'s: 14-25-176-001 through 14-25-176-004
(ALL OF LOTS 106 THROUGH 103, Highbury Place PH 1 PUD)
Parcel #'s: 14-25-178-001 through 14-25-178-002
(ALL OF LOTS 123 AND 122, Highbury Place PH 1 PUD)
Parcel #'s: 14-25-178-003 through 14-25-178-008
(ALL OF LOTS 124 THROUGH 129, Highbury Place PH 1 PUD)
Parcel #'s: 14-25-178-009 through 14-25-178-011
(ALL OF LOTS 220 THROUGH 218, Highbury Place PH 2 PUD)
Parcel #'s: 14-25-179-001 through 14-25-179-002
(ALL OF LOTS 217 THROUGH 216, Highbury Place PH 1 PUD)
Parcel #'s: 14-25-179-001 through 14-25-179-002 and 14-25-179-003
(ALL OF LOTS 217 THROUGH 216 AND 215, Highbury Place PH 2 PUD)
Parcel #'s: 14-25-180-001
(ALL OF LOT 214, Highbury Place PH 2 PUD)
Parcel #'s: 14-25-180-006 through 14-25-180-008
(ALL OF LOTS 408 THROUGH 406, Highbury Place PH 4 PUD)
Parcel #'s: 14-25-180-009 through 14-25-180-013
(ALL OF LOTS 401 THROUGH 405, Highbury Place PH 4 PUD)
Parcel #'s: 14-25-181-006 through 14-25-181-007
(ALL OF LOTS 417 AND 412, Highbury Place PH 4 PUD)
Parcel #'s: 14-25-181-010
(ALL OF LOT 415, Highbury Place PH 4 PUD)

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Highbury Place 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 Highbury Place shall be required to pay to the Highbury Place 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 Highbury Place 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 3rd day of January, 2011.

HIGHBURY PLACE HOMEOWNERS ASSOCIATION

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

ACKNOWLEDGMENT

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

On the 3rd day of January, 2011, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Highbury Place 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

