

01189233 B: 2740 P: 1342

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Rhonda Francis Summit County Recorder

05/13/2022 04:47:15 PM Fee \$128.00

By R. BROOKE WILLIAMSEN, P. C.

Electronically Recorded

WHEN RECORDED RETURN TO:

James C. Ziter, Attorney at Law
4885 South 900 East, Suite 104
Salt Lake City, Utah 84117

NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. 57-1-46)

Pursuant to the requirements of Utah Code Ann. 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant ("Notice") that satisfies the requirements of Utah Code Ann. 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the "Reinvestment Fee Covenant") that was duly approved and recorded on the 5th day of May, 2022, as Entry No. 1188566 in book 2739 at page 134 against the Property within the Snowcrest Hotel Condominium Declaration of Covenants, Conditions and Restrictions, and Bylaws, as amended ("Declaration").

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 Snowcrest Condominium Owners Association, with address c/o Park City Management Services LLC, 1897 Prospector Ave., P.O. Box 827, Park City, Utah 84060. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 described in Exhibit "A" 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 modification of such Reinvestment Fee Covenant after the vote and approval of the same in accordance with the Declaration.

3. As of the date of this Notice and subject to increase or modification from time to time, the reinvestment fee amount of .5% is assessed at the time of sale or transfer of a condominium unit or interest in the same. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. 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 including but not limited to payment for:

- (A) common planning, facilities, and infrastructure;
- (B) obligations arising from an environmental covenant;
- (C) community programming;

- (D) association facilities;
- (E) open space;
- (F) recreation amenities;
- (G) charitable purposes; or
- (H) association expenses.


SNOWCREST CONDOMINIUM OWNERS ASSOCIATION

By: Glen M. Boline

Its: HOA PRESIDENT

STATE OF UTAH)
 ss.
COUNTY OF SUMMIT)

On the 9 day of May, 2022, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Glen Boline, who represented to me that he/she is an authorized representative of the Snowcrest Condominium Owners Association who executed the within instrument on behalf of the Association and acknowledged to me that he/she executed the same.


Notary Public

Residing at: 2305 S. Casperville Rd Heber UT 84032
Commission Expires: 10-1-2024

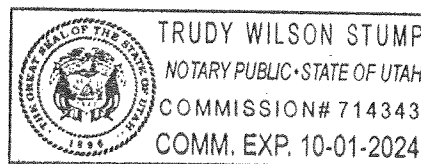


EXHIBIT "A"

PROPERTY DESCRIPTION

UNITS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317 SNOWCREST CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

Parcel Numbers:

SCT-100-AM
SCT-101-AM
SCT-102-AM
SCT-103-AM
SCT-104-AM
SCT-105-AM
SCT-106-AM
SCT-107-AM
SCT-108-AM
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SCT-110-AM
SCT-111-AM
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SCT-115-AM
SCT-116-AM
SCT-117-AM

SCT-200-AM
SCT-201-AM
SCT-202-AM
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SCT-217-AM

SCT-300-AM
SCT-301-AM
SCT-302-AM
SCT-303-AM
SCT-304-AM
SCT-305-AM
SCT-306-AM
SCT-307-AM
SCT-308-AM
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