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01/11/2016 11:38 AM \$73.00
Book - 10394 P9 - 5060-5062
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
PLEASANT GREEN CONDOMINIUM
PO BOX 114
MAGNA UT 84044
BY: TWA, DEPUTY - WI 3 P.

# 2-59WHEN RECORDED, RETURN TO:

Pleasant Green Condominium Owners Association 3210 Buena Verde Lane Magna, UT 84044

### NOTICE OF REINVESTMENT FEE COVENANT

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

Pursuant to Utah Code Annotated § 57-1-46	6, this Notice of Rein	vestment Fee Covenant			
(the "Notice") provides notice that a reinvestment fee covenant (the "Reinvestment Fee					
Covenant") affects the real property that is described in Exhibit A to this Notice. The					
Reinvestment Fee Covenant was recorded as part of the Second Amendment to the Declaration					
of Condominium and Declaration of Covenants, Conditions and Restrictions for Pleasant Green					
Condominium (the "Second Amendment"), which Second Amendment was recorded on					
, as Entry Number	, book	, beginning at			
page, in the official records of t	the Salt Lake County	Recorder, State of Utah.			
The Second Amendment changed the language of the Declaration of Condominium and					
Declaration of Covenants, Conditions and Restricti	ions for Pleasant Gree	en Condominium (the			
"Declaration"), recorded on April 8, 1997, as Entr	ry No. 6614591 in Bo	ok 7638 beginning at			
Page 2132, in the office of the Salt Lake County Recorder. The Declaration and any subsequent					
amendments thereto, including the Second Amend	ment, establish certai	n obligations of which all			
owners, sellers, and buyers should be aware.		_			

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a property conveyance within the Pleasant Green Condominium Project THAT:

1. The Pleasant Green Condominium Owners Association (the "Association") is the beneficiary of the Reinvestment Fee Covenant. The Association's address is Post Office Box 114, Magna, Utah 84044.

The address of the Association's registered agent, or other authorized representative, may change from time to time. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Association on file with the Utah Division of Corporations and/or Utah Department of Commerce Homeowner Associations Registry.

2. The burden and obligation of the Reinvestment Fee Covenant is intended to run with the land and to bind successors in interest and assigns of each and every Unit and Unit Owner within the Association in perpetuity. The Association's members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

- 3. The Reinvestment Fee Covenant benefits the burdened property, and the Reinvestment Fee required to be paid is required to benefit the burdened property. The purpose of the fee paid under the Reinvestment Fee Covenant is to cover the costs to the Association of effectuating any transfer of membership upon the books of the Association, to perpetuate the reserve funds of the Association or to reduce the common expenses of the Association.
- 4. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.

IN WITNESS WHEREOF, the Association has executed and delivered this Notice on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

PLEASANT GREEN CONDOMINIUM OWNERS ASSOCIATION

By:  Name: 6 m Rodt  Title: President	DATE: <u>/<i>Z-</i>29-/</u> 5
STATE OF UTAH )	
county of <u>Salt lake</u> )	
	, who ence to be the person whose name is subscribed to
	e that he/she executed the same in his/her EASANT GREEN CONDOMINIUM OWNERS on the instrument the entity upon behalf of which

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

MARIA L PETERSON
NOTARY PUBLIC - STATE OF UTAIN
COMMISSION NO. 685344
COMM. EXP. 10/07/2019

## EXHIBIT A – PROPERTY DESCRIPTION

#### PARCEL DESCRIPTION FOR PLEASANT GREEN CONDOMINIUM

Beginning at a point South 89 degrees 34' 31" East 1185.14 feet along section line and South 00 degrees 25' 29" West 40.02 feet from the center of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said point being the Northeast corner of the Pleasant Green Acres No. 7 Subdivision as recorded and on file in the Office of the Salt Lake County Recorder as Entry No. 1784692, Book X, Page 24, and running thence South 89 degrees 34' 31" East 105.01 feet; thence South 00 degrees 10' 05" West 201.66 feet; thence South 89 degrees 36' 05" East 74.09 feet; thence South 00 degrees 07' 09" West 636.94 feet (The last 373.70 feet along the Westerly boundary line of the Old Farm Estates Phase I, as recorded and on file in the Office of the Salt Lake County Recorder As Entry No. 6092103, Book 95-6P, Page 132) to a point on a line common to the Old Farm Estates Phases I and II; thence South 89 degrees 42' 37" East 221.12 feet along said common line to the Westerly boundary line of the Old Farm Estates Phase II, as recorded and on file in the Office of the Salt Lake County Recorder as Entry No. 6333693, Book 96-4P, Page 122; thence South 00 degrees 07' 09" West 180.03 feet along said Westerly boundary line to the Northerly boundary line of said Old Farm Estates Phase II; thence North 89 degrees 41' 27" West 401.01 feet along said Northerly boundary line to the Easterly boundary line of the Pleasant Green Acres No. 9 Subdivision as recorded and on file in the Office of the Salt Lake County Recorder as Entry No. 1860890, Book Y, Page 82; thence North 00 degrees 10' 24" East 1018.93 feet (416.46 feet along said Pleasant Green Acres No. 9 Subdivision and the remainder along the Easterly boundary line of the aforementioned Pleasant Green Acres No. 7 Subdivision) to the point of beginning.

Contains 4.767 acres, more or less, (as described).

### Pleasant Green Condominium Parcel Numbers:

14-29-409-061-0000	14-29-409-013-0000	14-29-409-026-0000	14-29-409-039-0000	14-29-409-052-0000
14-29-409-001-0000	14-29-409-014-0000	14-29-409-027-0000	14-29-409-040-0000	14-29-409-053-0000
14-29-409-002-0000	14-29-409-015-0000	14-29-409-028-0000	14-29-409-041-0000	14-29-409-054-0000
14-29-409-003-0000	14-29-409-016-0000	14-29-409-029-0000	14-29-409-042-0000	14-29-409-055-0000
14-29-409-004-0000	14-29-409-017-0000	14-29-409-030-0000	14-29-409-043-0000	14-29-409-056-0000
14-29-409-005-0000	14-29-409-018-0000	14-29-409-031-0000	14-29-409-044-0000	14-29-409-057-0000
14-29-409-006-0000	14-29-409-019-0000	14-29-409-032-0000	14-29-409-045-0000	14-29-409-058-0000
14-29-409-007-0000	14-29-409-020-0000	14-29-409-033-0000	14-29-409-046-0000	14-29-409-059-0000
14-29-409-008-0000	14-29-409-021-0000	14-29-409-034-0000	14-29-409-047-0000	14-29-409-060-0000
14-29-409-009-0000	14-29-409-022-0000	14-29-409-035-0000	14-29-409-048-0000	
14-29-409-010-0000	14-29-409-023-0000	14-29-409-036-0000	14-29-409-049-0000	
14-29-409-011-0000	14-29-409-024-0000	14-29-409-037-0000	14-29-409-050-0000	
14-29-409-012-0000	14-29-409-025-0000	14-29-409-038-0000	14-29-409-051-0000	