

WHEN RECORDED, PLEASE MAIL TO:
GARDEN GROVE an Expandable P.U.D.
2230 North University Pkwy #7G
Provo, UT 84604

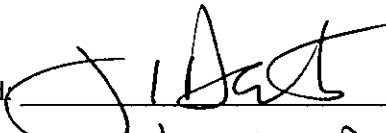


ENT 122249:2018 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Dec 28 3:15 pm FEE 80.00 BY MA
RECORDED FOR GARDEN GROVE

NOTICE OF REINVESTMENT FEE COVENANT

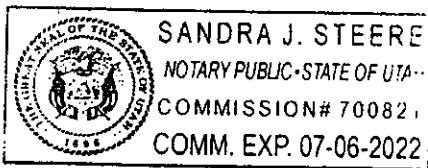
Pursuant to Utah Code Ann. 57-1-46, the Garden Grove Owners Association, as described in Exhibit "A" hereto, is subject to the Declaration of Protective Easements, Covenants, Conditions and Restrictions of the Garden Grove Owners Association. Recorded in the Utah County Recorder's Office on October 29, 2015 as Entry No. 98194:2015, Pages 1-29 (the "Declaration"), along with the reinvestment fee covenant contained in Article XIII, Section 13.07 therein. The Association shall use the funds collected from the reinvestment fee to maintain, repair and/or replace the Common Areas and Facilities of the Association for the benefit of all Units within the Association. The reinvestment fee is perpetual and runs with the land and binds all successors in interest and assigns and precludes the imposition of any other reinvestment fee. The reinvestment fee shall not exceed .5% of the value of the burdened property, and is to be paid directly to the Association by the purchaser/transferee of any Unit upon closing of any purchase, sale, or transfer, as follows:

Payee/Contact: Garden Grove Owners Association
C/O Georgetown Development, Inc.
Atten: Melissa Smoot
2230 N University Pkwy #7G
Provo, UT 84604
Phone: 801-374-0772
Email: melissa@georgetowndevelopment.com

Signed: 
Print: JOHN L DESTER
Position: BOARD MEMBER

STATE OF UTAH)
) SS.
COUNTY OF UTAH)

I hereby swear that I did verify the identity of John L. Dester who did affirm that she/he is an authorized representative for the Garden Grove Owners Association, and did execute this Notice of Reinvestment Fee Covenant in my presence on this 27 day of December, 2018.





NOTARY PUBLIC
My Commission Expires: 7-6-22

EXHIBIT A**LEGAL DESCRIPTION OF PLAT A PROPERTY****GARDEN GROVE****A Planned Unit Development****Pleasant Grove City, Utah County, Utah**

Real property located in Pleasant Grove City, Utah County, Utah, described as follows:

BOUNDARY DESCRIPTION

Beginning at a point located South 89°44'08" West along section line 1024.47 feet and North 266.38 feet from the Southeast Corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence West 27.96 feet; thence North 88°54'37" West a distance of 76.01 feet; thence West 384.38 feet; thence South 87°29'01" West a distance of 40.04 feet; thence South 13.46 feet; thence West 123.39 feet; thence North 227.11 feet; thence West 11.50 feet; thence North 82.99 feet; thence East along the southerly boundary of Cambria Condominiums Phases 4, 5 and 6 a distance of 664.63 feet; thence South 00°13'44" West along the westerly boundary of Cambria Condominiums Phases 13, 14 and 15 a distance of 296.34 feet to the point of beginning.

Area = 4.486 Acres

Coordinate System is NAD27

EXHIBIT A**LEGAL DESCRIPTION OF PLAT B PROPERTY****GARDEN GROVE****A Planned Unit Development****Pleasant Grove City, Utah County, Utah**

Real property located in Pleasant Grove City, Utah County, Utah:

BEGINNING AT A POINT LOCATED SOUTH 89°44'08" WEST ALONG SECTION LINE 1025.51 FEET AND NORTH 4.73 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 75°28'46" WEST, A DISTANCE OF 170.07 FEET; THENCE ALONG THE ARC OF A 535.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°04'15" FOR 140.72 FEET (CHORD BEARS NORTH 83°00'53" WEST 140.32 FEET); THENCE SOUTH 89°26'59" WEST, A DISTANCE OF 307.86 FEET; THENCE ALONG THE ARC OF A 25.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°33'01" FOR 39.51 FEET (CHORD BEARS NORTH 45°16'30" WEST 35.52 FEET); THENCE NORTH, A DISTANCE OF 166.14 FEET; THENCE EAST, A DISTANCE OF 109.49 FEET; THENCE NORTH, A DISTANCE OF 13.46 FEET; THENCE NORTH 87°29'01" EAST, A DISTANCE OF 40.04 FEET; THENCE EAST, A DISTANCE OF 384.38 FEET; THENCE SOUTH 88°54'37" EAST, A DISTANCE OF 76.01 FEET; THENCE EAST, A DISTANCE OF 28.17 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 261.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 135,377 SQUARE FEET OR 3.1078 ACRES, MORE OR LESS.

COORDINATE SYSTEM IS NAD27