

WHEN RECORDED, MAIL TO:

Oakwood Homes of Utah, LLC
206 E. Winchester Street
Murray, Utah 84107

12500796
3/22/2017 4:09:00 PM \$102.00
Book - 10540 Pg - 4981-4983
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

NOTICE OF REINVESTMENT FEE COVENANT

(The Villages at Westridge, West Valley City, Salt Lake County, Utah)

(Tax Parcel Nos.

20-11-400-074

20-11-400-080

20-11-400-082

20-11-400-083

20-11-400-116

20-11-400-117

20-11-478-030 through 20-11-478-056

20-11-478-066 through 20-11-478-072

20-11-480-001 through 20-11-480-028)

Pursuant to Utah Code Ann. §57-1-46(6) notice is hereby given that each Unit within the parcel(s) of real property located in West Valley City, Utah, and more particularly described on **Exhibit A** hereto (the “**Property**”) is subject to a covenant obligating a future buyer or seller of any Unit within the Property to pay to the Homeowners Association (the “**Association**”) of the subject project, upon and as a result of a transfer of a Unit within the Property, a fee that is dedicated to benefitting such Unit and project (the “**Reinvestment Fee**”).

1. The Property is subject to that certain *Declaration of Covenants, Conditions and Restrictions for The Villages at Westridge* (the “**Declaration**”), recorded in the real property records of Salt Lake County, Utah, on July 17, 2013, as Entry No. 11686073.
2. The Declaration has been amended by certain recorded instruments that create the Reinvestment Fee covenant. The Reinvestment Fee, and a covenant for the payment thereof, is described in the Section 4 of the Second Amendment to the Declaration. The amount of the Reinvestment Fee will initially be \$500.00, but may be changed from time to time as provided in the Second Amendment to the Declaration.
3. The Association’s address, where the Reinvestment Fee is to be paid, is:

The Villages at Westridge Homeowners Association
P.O. Box 5555
Draper, UT 84020

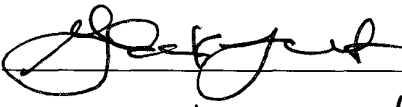
4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Units within the Property and their successors in interest and assigns.

5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
6. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration, as amended, encumbers the Project (as the term "Project" is defined in the Declaration).
7. The purpose of the Reinvestment Fee is to enable the Association to pay for the maintenance, repair and/or replacement of the Common Areas, to fund the reserve account of the Association, and satisfy any other financial obligations of the Association identified in the Declaration.
8. The Reinvestment Fee required to be paid to the Association pursuant to the covenant contained in the Declaration, as amended, is required to benefit the Units within the Property and the Project as a whole.
9. This Notice of Reinvestment Fee Covenant will be recorded in the Salt Lake County Recorder's Office against the Property described in **Exhibit A** hereto.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by an authorized representative of the Homeowners Association.

ASSOCIATION

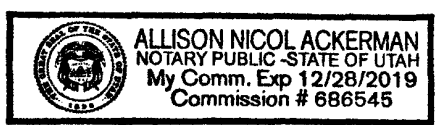
THE VILLAGES AT WESTRIDGE HOMEOWNERS ASSOCIATION, a Utah nonprofit corporation

By: 
 Printed Name: Glen K Lent
 Title: HOA President

STATE OF UTAH)
 :SS.
 COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 22nd day of March, 2017, by Glen Lent as President of The Villages at Westridge Homeowners Association.

SEAL:





 NOTARY PUBLIC

EXHIBIT A

(Description of the Property)

LEGAL DESCRIPTION (OVERALL)

LOCATED IN THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ALONG THE SOUTH SECTION LINE, SAID POINT BEING NORTH 89°39'43" WEST, 294.40 FEET ALONG THE SOUTH SECTION LINE AND NORTH 00°17'57" EAST 57.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°39'43" WEST, 458.93 FEET; THENCE TO AND ALONG THE EAST BOUNDARY OF WESTRIDGE ESTATES NO. 4A SUBDIVISION AMENDED NORTH 00°02'00" WEST, 996.01 FEET TO THE SOUTHWEST CORNER OF WESTRIDGE ESTATES NO. 1 SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY OF SAID WESTRIDGE ESTATES NO. 1 SUBDIVISION SOUTH 89°39'41" EAST, 700.00 FEET; THENCE SOUTH 00°02'00" EAST, 540.56 FEET; THENCE SOUTH 89°43'59" WEST, 237.63 FEET; THENCE 4.94 FEET SOUTHWESTERLY ALONG THE ARC OF A 15.00 RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 09°44'22" WEST 4.92 FEET); THENCE SOUTH 00°17'57" WEST, 448.07 FEET TO THE POINT OF BEGINNING.

CONTAINS: 588,301 SQFT OR 13.50 ACRES