

WHEN RECORDED, RETURN TO:

RICHARDS LAW, PC
2040 Murray Holladay Rd., Ste 106
Salt Lake City, UT 84117
(See Below for HOA Contact Info)

NOTICE OF REINVESTMENT FEE COVENANT

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES:

That owning, purchasing or assisting with the closing of a property conveyance within THE COTTAGES ON 78TH COMMUNITY ASSOCIATION (the "Association"), that a certain Declaration of Covenants, Conditions, and Restrictions for The Cottages on 78th was recorded on June 24, 2014, as Document Entry No. 11870725, in the Salt Lake County Recorder's Office (the "Declaration") and that the Declaration (and any amendments thereto) established certain obligations of which all owners, sellers and buyers should be aware that:

1. A reinvestment fee (also referred to as an Initial Capital Contribution and Reinvestment Fee) is due upon transfer of title. The name and address of the beneficiary under the above referenced reinvestment fee covenant is **THE COTTAGES ON 78TH COMMUNITY ASSOCIATION, c/o Community Solutions and Sales** located at 856 E. 12300 So., #7, Draper, UT 84020. (801) 955-5126. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its primary contact, as designated in the Utah Homeowner Associations Registry, which is available at the website of the Utah Department of Commerce.

2. The burden of the above referenced reinvestment fee covenant is intended to run with the land described as:

All Lots, COTTAGES ON 78TH AMD, according to the official plat thereof on file in the office of the Salt Lake County Recorder.

First Parcel: 22312031470000

and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the property. The duration of the above referenced reinvestment fee covenant is perpetual.

3. The Association, as listed above, must be contacted for the reinvestment fee amount. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide for the Association's costs directly related to the transfer of the property and may also provide for payment in part of Association expenses. The fee required to be paid under the reinvestment fee covenant is required to benefit the Property.

4. Some exceptions may apply to the Reinvestment Fee pursuant to Article 21, Section 21.4 of the Declaration of Covenants, Conditions and Restrictions for the Association.

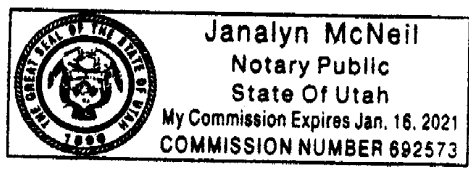
DATE: 5/10, 2017.

THE COTTAGES ON 78TH COMMUNITY ASSOCIATION

By: John Richards
Its: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

John Richards personally appeared before me and acknowledged that he has knowledge of the facts set forth in the Notice and that he believes that all statements made in this Notice are true and correct. Subscribed and sworn to before me on May 10, 2017.



Janalyn McNeil
Notary Public