

When Recorded, Mail to:

The Station at Holladay Village Condos, LLC  
 Attn: Mason Dutton  
 4685 South Highland Drive, Suite 201  
 Holladay, UT 84117

13396215  
 09/17/2020 10:18 AM \$40.00  
 Book - 11020 Pg - 4736-4738  
**RASHELLE HOBBS**  
 RECORDER, SALT LAKE COUNTY, UTAH  
 SOLSTACE HOMES  
 4685 S. HIGHLAND DR. STE. 201  
 HOLLADAY UT 84117  
 BY: ADA, DEPUTY - WI 3 P.

With a Copy to:

Shumway Van  
 8 East Broadway, Suite 550  
 Salt Lake City, UT 84111

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(Space above line for Recorder's use)

NOTICE OF REINVESTMENT FEE COVENANT

## THE STATION AT HOLLADAY VILLAGE CONDOMINIUM ASSOCIATION, INC.

Pursuant to Utah Code Ann. §57-1-46(6) notice is hereby given that each residential unit (a "**Unit**") within that certain real property located in Salt Lake County, Utah, described in **Exhibit A** attached hereto (the "**Property**"), is subject to a covenant obligating a future buyer or seller of any Unit within the Property to pay to The Station at Holladay Village Condominium Association, Inc., a Utah non-profit corporation (the "**Association**") upon and as a result of a transfer of a Unit within the Property, a fee that is dedicated to benefitting such Unit (the "**Reinvestment Fee**").

1. The Property is subject to that certain *Declaration of Covenants, Conditions and Restrictions for The Station at Holladay Village Condominium Association, Inc.* recorded September 16, 2020, as Entry No. 13394512, in Book 11019 beginning at Page 5508 to 5607, and any amendments thereto (the "**Declaration**").
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in Section 6.1(o) and 21.4 of the Declaration. The amount of the Reinvestment Fee as of the date hereof will be one-half of one percent (.5%), but may be changed from time to time by the Association.
3. The Association's address, where the Reinvestment Fee is to be paid, is:

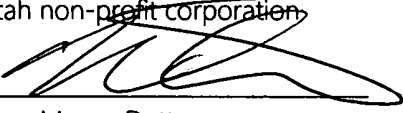
4685 South Highland Drive, Suite 201  
 Holladay UT 84117

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 encumbers the Project (as such term is defined in the Declaration).

7. The purpose of the Reinvestment Fee is to pay for actual costs related to the transfer of a Unit and for any other purpose for which reserve funds may be used by the Association.
8. Per the Declaration, the Reinvestment Fee is required to benefit the Units within the Property.
9. This Notice of Reinvestment Fee Covenant will be recorded against the Property (and thereby against each Unit) in the Salt Lake County Recorder's Office.

IN WITNESS WHEREOF, this Notice of Reinvestment Fee Covenant is executed by an authorized representative of the Association.

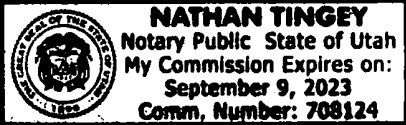
THE STATION AT HOLLADAY VILLAGE  
 CONDOMINIUM ASSOCIATION, INC.  
 a Utah non-profit corporation

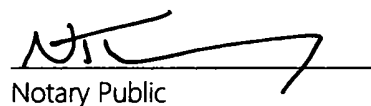
By:   
 Name: Mason Dutton  
 Its: Director

STATE OF UTAH ) ss:  
 COUNTY OF SALT LAKE )

On the 17 day of September in the year 2020, before me, the undersigned, personally appeared Mason Dutton, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above within instrument and acknowledged to me that he executed the same in his capacity, and that by his signatures on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of Utah, County of Salt Lake.

WITNESS my hand and official seal:

(SEAL) 

  
 Notary Public

My commission expires: 9/9/23

EXHIBIT A: LEGAL DESCRIPTION

That certain real property located in the City of Holladay, County of Salt Lake, State of Utah, being more particularly described as follows:

A parcel of land situate in the Southwest Quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way of 2225 East Street, said point being North 22°05'26" East 255.75 feet to the Street Monument at the intersection of Holladay Boulevard and Murray Holladay Road and South 65°43'00" West 809.46 feet along the monument line and North 443.04 feet and East 33.00 feet from the South Quarter Corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running;

thence North 90.18 feet along said Easterly Right-of-Way to a point on the Southerly Right-of-Way of Laney Avenue; thence South 88°00'00" East 111.05 feet along said Southerly Right-of-Way; thence Northeasterly 100.50 feet along the arc of a 327.00 foot radius curve to the left (center bears North 01°55'20" East and the chord bears North 83°07'03" East 100.11 feet with a central angle of 17°36'36") along said Southerly Right-of-Way; thence South 16°03'00" East 175.45 feet; thence South 65°43'00" West 185.00 feet; thence North 146.39 feet; thence West 90.24 feet to the point of beginning.

Contains 37,660 Square Feet or 0.865 Acres