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46.00

WHEN RECORDED RETURN TO:  
CW The Abbie, LLC  
1222 W. Legacy Crossing Blvd. Suite 6  
Centerville, UT 84014

13784409  
09/28/2021 12:18 PM \$46.00  
Book - 11245 Pg - 6833-6835  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
TONY HILL  
1222 W LEGACY CROSSING BLVD #6  
CENTERVILLE, UT 84014  
BY: ZHA, DEPUTY - WI 3 P.

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**NOTICE OF REINVESTMENT FEE COVENANT**

(The Abbie Condominiums)

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Pursuant to Utah Code § 57-1-46(6), The Abbie Owners Association (the "**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, which is subject to the Declaration of Condominium for The Abbie recorded with the Salt Lake County Recorder on 9/28, 2021 as Entry No. 13784408, and any amendments or supplements thereto (the "**Declaration**").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee (other than the Declarant) is required to pay a reinvestment fee as established by the Association's Board of Directors in accordance with Section 6.14 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). In no event, shall the reinvestment fee exceed the maximum rate permitted by applicable law.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **The Abbie Condominiums** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

The Abbie Owners Association  
1222 W. Legacy Crossing Blvd. Suite 6  
Centerville, UT 84014

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual. 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.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

**IN WITNESS WHEREOF**, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 24 day of SEPTEMBER, 2021.

**DECLARANT**  
**CW THE ABBIE, LLC**  
a Utah limited liability company,

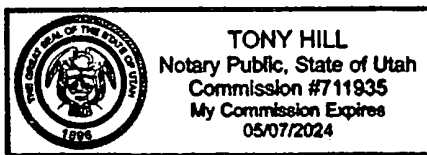
By: *Darlene Carter*

Name: DARLENE CARTER

Its: MANAGER / AUTHORIZED REP

STATE OF UTAH            )  
  ) ss.  
COUNTY OF DAVIS    )

On the 24 day of SEPTEMBER, 2021, personally appeared before me DARLENE CARTER who by me being duly sworn, did say that she/he is an authorized representative of CW The Abbie, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



*Tony Hill*  
Notary Public

**EXHIBIT A**  
[Legal Description]

All of **The Abbie Condominiums**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 1 through 13 and Common Area

More particularly described as:

**BOUNDARY DESCRIPTION:** (VESTING DOCUMENT RECORDED AS ENTRY No. 13449618, BOOK 11053, PAGE 5457, ON NOVEMBER 3, 2020)

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COMMENCING AT THE MONUMENT LOCATED AT THE INTERSECTION OF 1700 SOUTH AND MAIN STREET AND RUNNING THENCE, SOUTH 00°01'06" EAST, ALONG THE LINE BETWEEN SAID MONUMENT AND THE MONUMENT AT THE INTERSECTION OF MAIN STREET AND COATSVILLE AVENUE, A DISTANCE OF 385.86 FEET; THENCE, EAST, A DISTANCE OF 60.56 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MAIN STREET AND THE POINT OF BEGINNING, SAID POINT IS ALSO LOCATED (4 RODS EAST) AND (SOUTH 67 FEET) FROM THE NORTHWEST CORNER OF LOT 13, BLOCK 6, FIVE ACRE PLAT "A"; THENCE, NORTH 89°54'11" EAST (EAST), A DISTANCE OF 311.20 FEET (310 FEET) TO A PRECAST FENCE; THENCE, SOUTH 00°05'27" WEST (SOUTH), ALONG SAID PRECAST FENCE AND THE EXTENSION THEREOF, A DISTANCE OF 65.30 FEET (65 FEET) TO A POINT ON THE SOUTH LINE EXTENDED OF A CHAIN LINK FENCE; THENCE SOUTH 89°55'55" WEST (WEST), ALONG SAID SOUTH LINE EXTENDED AND SAID CHAIN LINK FENCE, A DISTANCE OF 311.21 FEET (310 FEET) TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE, NORTH 00°06'16" EAST (NORTH), ALONG THE EAST SIDE OF SAID RIGHT-OF-WAY, A DISTANCE OF 65.14 FEET (65 FEET), TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS 0.466 ACRES, MORE OR LESS

INFORMATION PROVIDED ABOVE IN PARENTHESIS IS FROM THE DOCUMENT RECORDED AS ENTRY No. 8424086, IN BOOK 8685, AT PAGE 7501, ON NOVEMBER 18, 2002, OF OFFICIAL RECORDS.

THE LEGAL DESCRIPTION ABOVE IS BASED ON THE RECORD OF SURVEY FILED AT THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS FILE No. 2021-05-0260.

TOGETHER WITH THE RIGHTS DESCRIBED IN THAT CROSS-ACCESS EASEMENT AGREEMENT RECORDED AS ENTRY NO. 13450139, IN BOOK 11053, AT PAGE 7813, ON NOVEMBER 3, 2020, OF OFFICIAL RECORDS.

TOGETHER WITH THE FOLLOWING RIGHTS AS DESCRIBED IN THE WARRANTY DEED RECORDED AS ENTRY NO. 8424086, BOOK 8685, PAGE 7501, ON NOVEMBER 18, 2002

PARCEL 1A:  
A PERPETUAL RIGHT OF WAY AS RESERVED BY INDENTURE RECORDED SEPTEMBER 20, 1949 AS ENTRY NO. 1171556 IN BOOK 707 AT PAGE 534, OF THE OFFICIAL RECORDS OVER THE FOLLOWING:

COMMENCING 396.9 FEET EAST OF THE NORTHWEST CORNER OF LOT 13, BLOCK 6, FIVE ACRE PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 132 FEET; THENCE WEST 20 FEET; THENCE NORTH 132 FEET; THENCE EAST 20 FEET TO THE PLACE OF BEGINNING.