

Ent 138385 Bk 327 Pg 1396
Date: 09-JUN-2016 5:50:00PM
Fee: \$164.00 Check
Filed By: CB

WHEN RECORDED RETURN TO:
Whisper Ridge at Stone Canyon Association
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
manager@hoaliving.com

NOTICE OF ASSOCIATION REINVESTMENT FEE COVENANT
FOR WHISPER RIDGE AT STONE CANYON ASSOCIATION

Space Above for Recorder's Use Only

Parcel #'s:

00-0075-1101 through 00-0075-1129, Serial Numbers 03-WHRID1-0101 through 03-WHRID1-0129 (All of Lots 101 through 129, Whisper Ridge at Stone Canyon Phase 1, Subdivision P.R.U.D., a Planned Residential Unit Development, Morgan County, State of Utah, according to the official plat thereof on file and of record, as recorded August 6, 2007, as entry #108750, BK 251, PG 698, in the office of the Morgan County Recorder.)

00-0075-1130, Serial Number 03-WHRID1-0130-A1 (All of Lot 130A, Whisper Ridge at Stone Canyon Phase 1 Subdivision PRUD Amendment 1, A Planned Residential Unit Development, Morgan County, State of Utah, according to the Amendment 1 Official Plat thereof on file and of record, as recorded Feb. 12, 2014, as entry #131389, in BK 311, at PG 263, in the office of the Morgan County Recorder.)

00-0075-1132 through 00-0075-1133, Serial Numbers 03-WHRID1-0132 through 03-WHRID1-0133 (All of Lots 132 through 133, Whisper Ridge at Stone Canyon Phase 1, Subdivision P.R.U.D., a Planned Residential Unit Development, Morgan County, State of Utah, according to the official plat thereof on file and of record, as recorded August 6, 2007, as entry #108750, BK 251, PG 698, in the office of the Morgan County Recorder.)

00-0075-1134, Serial Number 03-WHRID1-0134 (All of Lot 134, Whisper Ridge at Stone Canyon Phase 1, Subdivision P.R.U.D., Morgan County, State of Utah, According to the official plat thereof on file and of record, as recorded August 6, 2007, as entry #108750, BK 251, PG 698, in the office of the Morgan County Recorder.)

00-0075-1135 through 00-0075-1149, Serial Numbers 03-WHRID1-0135 through 03-WHRID1-0149 (All of Lots 135 through 149, Whisper Ridge at Stone Canyon Phase 1, Subdivision P.R.U.D., a Planned Residential Unit Development, Morgan County, State of Utah, according to the official plat thereof on file and of record, as recorded August 6, 2007, as entry #108750, BK 251, PG 698, in the office of the Morgan County Recorder.)

00-0075-1150 through 00-0075-1151, Serial Numbers 03-WHRID1-0150-A2 through 03-WHRID1-0151-A2 (All of Lots 150A and 151A, Whisper Ridge at Stone Canyon Phase 1, Subdivision PRUD, Amendment 2, a Planned Residential Unit Development, Morgan County, State of Utah, according to the Amendment 2 Official Plat thereof on file and of record, as recorded February 12, 2014, as entry #131390, in BK 311, at PG 264, in the office of the Morgan County Recorder.)

00-0075-1152, Serial Number 03-WHRID1-0152 (All of Lot 152, Whisper Ridge at Stone Canyon Phase 1, Subdivision P.R.U.D., Morgan County, State of Utah, according to the official plat thereof on file and of record, as recorded August 6, 2007, as entry #108750, BK 251, PG 698, in the office of the Morgan County Recorder.)

00-0075-1153, Serial Number 03-WHRID1-0153 (All of Lot 153, Whisper Ridge at Stone Canyon Phase 1, Subdivision P.R.U.D., a Planned Residential Unit Development, Morgan County, State of Utah, according to the official plat thereof on file and of record, as recorded August 6, 2007, as entry #108750, BK 251, PG 698, in the office of the Morgan County Recorder.)

00-0075-1154, Serial Number 03-WHRID1-0154 (All of Lot 154, Whisper Ridge at Stone Canyon Phase 1, Subdivision P.R.U.D., Morgan County, State of Utah, according to the official plat thereof on file and of record, as recorded August 6, 2007, as entry #108750, BK 251, PG 698, in the office of the Morgan County Recorder.)

00-0075-1155 through 00-0075-1164, Serial Numbers 03-WHRID1-0155 through 03-WHRID1-0164 (All of Lots 155 through 164, Whisper Ridge at Stone Canyon Phase 1, Subdivision P.R.U.D., a Planned Residential Unit Development, Morgan County, State of Utah, according to the official plat thereof on file and of record, as recorded August 6, 2007, as entry #108750, BK 251, PG 698, in the office of the Morgan County Recorder.)

All future Phases and Lots

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Whisper Ridge at Stone Canyon is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **manager@hoaliving.com**.

This notice affects the parcels referenced above and any subsequent parcels added to the community via appropriate expansion documentation.

ADDITIONALLY, please note that the Buyer or Seller of a Lot or Unit at Whisper Ridge at Stone Canyon shall be required to pay to the Whisper Ridge at Stone Canyon Association at the time of closing or settlement of the sale of his or her Lot or Unit a Reinvestment Fee in a sum to be determined by the governing board.

This is not a large master planned development. The amount of the Reinvestment Fee may not exceed .5% of the value of the Lot or Unit at the time of closing unless the Lot or Unit is part of a large master planned development and shall comply with the requirements of Utah Code Ann., Section 57-1-46(5) (2010) as amended or supplemented.

The name of the association of owners responsible for the collection and management of the Reinvestment Fee is the Whisper Ridge at Stone Canyon Association (the "Association") and the address is c/o **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **manager@hoaliving.com**.

The Reinvestment Fee Covenant is intended to run with the Land and to bind successors in interest and assigns thereof.

The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Land or any Lot.

The duration of the Reinvestment Fee Covenant is ongoing until amended or supplemented.

The purpose of the Reinvestment Fee is limited to one or more of the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; or association expenses (including, but not limited to, administrative set-up fees).

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the burdened property.

IN WITNESS WHEREOF, the Association has executed this notice the 8th day of June, 20 16.

WHISPER RIDGE AT STONE CANYON ASSOCIATION

By: [Signature]
Name: Michael Johnson
Title: Authorized Representative/Managing Agent

ACKNOWLEDGMENT

STATE OF UTAH)
)ss:
COUNTY OF Morgan)

On the 8th day of June, 2016, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Whisper Ridge at Stone Canyon Association, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Michael Johnson duly acknowledged to me that said Association authorized the same.

[Signature]
NOTARY PUBLIC

