

WHEN RECORDED RETURN TO:
Cove at Kimball's Lane Homeowners Association
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
disclosure@hoaliving.com

14034840 B: 11381 P: 8057 Total Pages: 5
10/26/2022 12:40 PM By: dsalazar Fees: \$142.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FCS COMMUNITY MANAGEMENT
PO BOX 5555 DRAPER, UT 84020



Parcel #'s:
All Lots and Phases. Undivided Interest in the Common Area)

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Cove at Kimball's Lane 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 disclosure@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 Cove at Kimball's shall be required to pay to the Cove at Kimball's Lane Homeowners 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.

The amount of the Reinvestment Fee may not exceed \$2,000.00 or .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 Cove at Kimball's Lane Homeowners 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 disclosure@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 17th day of August 2022.

COVE AT KIMBALLS LANE HOMEOWNERS' ASSOCIATION

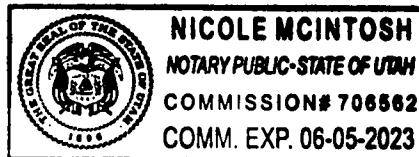
By: [Signature]
Name: Michael Johnson
Title: Authorized Representative/Managing Agent

ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF Salt Lake)

On the 17th day of August 2022, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Cove at Kimball's Homeowners 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





DocQuery
Subdivision Details

Subdivision • COVE AT KIMBALLS LN

Entry Number • 12225961 Book • 2016P Page • 047 Date • 2/22/2016

Dedication Type • City •

Parcel Number	Lot/Unit	Value	Block/Bldg	Value	Non Standard	Property Location	Jurisdiction	ZipCode
28194760380000	LOT	107				557 E RUNDEL WY	DRAPER	84020
28194760390000	LOT	106				11752 S RUNDEL WY	DRAPER	84020
28194760400000	LOT	105				11756 S RUNDEL WY	DRAPER	84020
28194760410000	LOT	104				11764 S RUNDEL WY	DRAPER	84020
28194760420000	LOT	103				11774 S RUNDEL WY	DRAPER	84020
28194760430000	LOT	102				11782 S RUNDEL WY	DRAPER	84020
28194760440000	LOT	101				11792 S RUNDEL WY	DRAPER	84020
28194760450000	LOT	108				559 E RUNDEL WY	DRAPER	84020
28194760460000	LOT	109				569 E RUNDEL WY	DRAPER	84020
28194760470000	LOT	110				579 E RUNDEL WY	DRAPER	84020
28194760480000	LOT	111				11753 S RUNDEL WY	DRAPER	84020
28194760490000	LOT	112				11763 S RUNDEL WY	DRAPER	84020
28194760500000	LOT	113				11771 S RUNDEL WY	DRAPER	84020
28194760510000	LOT	114				11779 S RUNDEL WY	DRAPER	84020
28194760520000	LOT	115				11787 S RUNDEL WY	DRAPER	84020
28194760530000					AREA	11725 S NIGEL PEAK LN	DRAPER	84020
28194760540000	LOT	120				11754 S BANFF SPRINGS DR	DRAPER	84020
28194760550000	LOT	119				11762 S BANFF SPRINGS DR	DRAPER	84020

28194760560000	LOT	118				11772 S BANFF SPRINGS DR	DRAPER	84020
28194760570000	LOT	117				11778 S BANFF SPRINGS DR	DRAPER	84020
28194760580000	LOT	116				11786 S BANFF SPRINGS DR	DRAPER	84020
28194760590000	P	A				11709 S THORNBERRY DR	DRAPER	84020
28194760600000	UNIT	121				11721 S NIGEL PEAK LN	DRAPER	84020
28194760610000	UNIT	122				11723 S NIGEL PEAK LN	DRAPER	84020
28194760620000	UNIT	159				11736 S NIGEL PEAK LN	DRAPER	84020
28194760630000	UNIT	158				11738 S NIGEL PEAK LN	DRAPER	84020
28194760640000	UNIT	157				11742 S NIGEL PEAK LN	DRAPER	84020
28194760650000	UNIT	156				11744 S NIGEL PEAK LN	DRAPER	84020
28194760660000	UNIT	155				11748 S NIGEL PEAK LN	DRAPER	84020
28194760670000	UNIT	154				11752 S NIGEL PEAK LN	DRAPER	84020
28194760680000	UNIT	148				597 E SAWBACK LN	DRAPER	84020
28194760690000	UNIT	149				601 E SAWBACK LN	DRAPER	84020
28194760700000	UNIT	150				603 E SAWBACK LN	DRAPER	84020
28194760710000	UNIT	151				607 E SAWBACK LN	DRAPER	84020
28194760720000	UNIT	152				609 E SAWBACK LN	DRAPER	84020
28194760730000	UNIT	153				613 E SAWBACK LN	DRAPER	84020
28194760740000	UNIT	147				602 E SAWBACK LN	DRAPER	84020
28194760750000	UNIT	146				606 E SAWBACK LN	DRAPER	84020
28194760760000	UNIT	145				608 E SAWBACK LN	DRAPER	84020
28194760770000	UNIT	144				612 E SAWBACK LN	DRAPER	84020
28194760780000	UNIT	143				616 E SAWBACK LN	DRAPER	84020
28194760790000	UNIT	123				11727 S NIGEL PEAK LN	DRAPER	84020
28194760800000	UNIT	124				11729 S NIGEL PEAK LN	DRAPER	84020
28194760810000	UNIT	125				11733 S NIGEL PEAK LN	DRAPER	84020

28194760820000	UNIT	126				11737 S NIGEL PEAK LN	DRAPER	84020
28194760830000	UNIT	127				11741 S NIGEL PEAK LN	DRAPER	84020
28194760840000	UNIT	128				11743 S NIGEL PEAK LN	DRAPER	84020
28194760850000	UNIT	129				11747 S NIGEL PEAK LN	DRAPER	84020
28194760860000	UNIT	130				11751 S NIGEL PEAK LN	DRAPER	84020
28194760870000	UNIT	131				11757 S NIGEL PEAK LN	DRAPER	84020
28194760880000	UNIT	132				11761 S NIGEL PEAK LN	DRAPER	84020
28194760890000	UNIT	133				11763 S NIGEL PEAK LN	DRAPER	84020
28194760900000	UNIT	134				11767 S NIGEL PEAK LN	DRAPER	84020
28194760910000	UNIT	135				11769 S NIGEL PEAK LN	DRAPER	84020
28194760920000	UNIT	136				11773 S NIGEL PEAK LN	DRAPER	84020
28194760930000	UNIT	142				622 E SAWBACK LN	DRAPER	84020
28194760940000	UNIT	141				626 E SAWBACK LN	DRAPER	84020
28194760950000	UNIT	140				628 E SAWBACK LN	DRAPER	84020
28194760960000	UNIT	139				634 E SAWBACK LN	DRAPER	84020
28194760970000	UNIT	138				638 E SAWBACK LN	DRAPER	84020
28194760980000	UNIT	137				642 E SAWBACK LN	DRAPER	84020