

14064491 B: 11396 P: 9064 Total Pages: 4
01/20/2023 12:08 PM By: SCalderson Fees: \$290.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SMITH KNOWLES PC
2225 WASHINGTON BLVD., STE. 200GDEN, UT 84401

NOTICE OF REINVESTMENT FEE COVENANT
(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant (“Notice”) that satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the “Reinvestment Fee Covenant”) that was duly approved in the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Waterside Condominiums, recorded on December 27, 2022 in the Salt Lake County Recorder’s Office, as Entry No. 14056507 against the Property.

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

1. The name and address of the beneficiary under the above referenced Notice is Waterside Condominium Owners’ Association. (“Association”), c/o HORTIN PROPERTY MANAGEMENT LC, PO BOX 712285 COTTONWOOD HEIGHTS, UT 84171. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce, Division of Corporations.

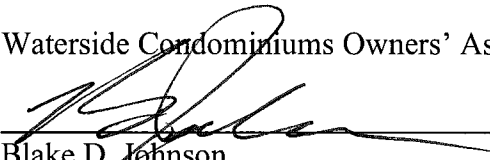
2. The burden of the above referenced Reinvestment Fee Covenant is intended to run with the Property, described in **Exhibit “A”**, and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such Reinvestment Fee Covenant, as provided in the Association’s governing documents.

3. As of the date of this Reinvestment Fee Covenant, A one-time reinvestment fee shall be paid to the Association when a change in ownership or transfer of a Unit occurs in the amount of one-half of one percent (0.005) of the gross sales price or fair market value of the Unit, unless a lesser amount is established by Management Committee from time to time. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the administration, maintenance, and operations of the Association’s Common Areas and facilities, and Association expenses.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date indicated below.

DATED: 1/20/2023, 2023.

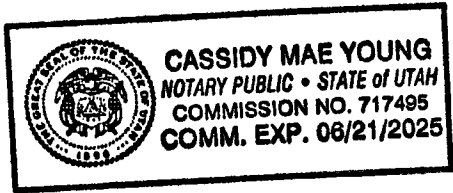
Waterside Condominiums Owners' Association

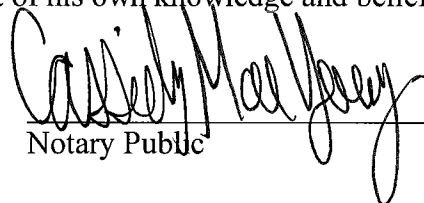


Blake D. Johnson
Attorney and Authorized Agent for the Association

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

Blake D. Johnson, being first duly sworn, says that he is the attorney and authorized agent for Waterside Condominiums Owners' Association and is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.





Notary Public

EXHIBIT "A"
[Legal Description of the Property]

All Units as shown in the Record of Survey Map for Waterside Condominiums, a Condominium Project appearing in the Records of the County Recorder of Salt Lake County, Utah, as Entry No. 4857807 in Book 89-12, at Page 117, and as defined and described in the Declaration of Covenants, Conditions, and Restrictions and Bylaws of the Waterside Condominiums, recorded in Salt Lake County, Utah, on December 8, 1989 as Entry No. 4857808, in Book 6182 at Page 1153, together with all undivided interests in the General Common Areas and the exclusive right to use and occupy the Limited Common Areas appurtenant to such Units as described on such record of Survey Map.

Property more particularly described as follows:

Beginning at the Southeast corner of the Union and Jordan Headgate and on the Left Bank of Little Cottonwood Creek, said point being South 89 degrees 46'05" West 679.14 feet and North 33.14 feet from the Southeast corner of the Northeast Quarter of Section 29, T2S, R1E, S.L.B. & M. and running thence along the North Bank of the Union Water Ditch the following (11) courses: North 8 degrees 31'54" West 50.38 feet; thence North 38 degrees 44'15" West 28.27 feet; thence North 51 degrees 19'21" West 49.21 feet; thence North 51 degrees 54'05" West 49.25 feet; thence North 57 degrees 40'54" West 57.17 feet; thence North 30 degrees 47'02" West 79.48 feet; thence North 70 degrees 03'14" West 57.98 feet; thence North 76 degrees 59'58" West 27.61 feet; thence North 46 degrees 35'05" West 24.79 feet; thence North 34 degrees 54'49" West 106.52 feet; thence North 8 degrees 18' West 54.68 feet; thence leaving the North bank of the Union Water Ditch North 72 degrees 05' East 51.05 feet to a point on the East bank of The Caboon and Maxfield Ditch; thence along the East bank the following (6) courses: North 0 degrees 11'38" West 58.88 feet; thence North 7 degrees 33'38" West 50.34 feet; thence North 15 degrees 24'20" West 82.55 feet; thence North 27 degrees 32'03" West 63.86 feet; thence North 32 degrees 50'39" West 61.78 feet; thence North 22 degrees 13'39" West 51.89 feet to the Eastern boundary line of 1300 East Street; thence along said Eastern boundary North 31 degrees 52'27" East 216.50 feet to the centerline of Little Cottonwood Creek; thence along said centerline the following (12) courses: South 41 degrees 48'53" East 89.06 feet; thence South 45 degrees 33'47" East 95.18 feet; thence South 47 degrees 49'58" East 97.52 feet; thence South 40 degrees 53'15" East 108.02 feet; thence South 33 degrees 49'05" East 106.07 feet; thence South 35 degrees 43'38" East 112.03 feet; thence South 31 degrees 12'01" East 91.59 feet; thence South 26 degrees 24'13" East 72.05 feet; thence South 54 degrees 03'01" East 112.37 feet; thence South 21 degrees 29'55" West 154.80 feet; thence South 24 degrees 26'46" West 134.53 feet; thence South 79 degrees 42'32" West 147.09 feet to the point of beginning. Less and excepting therefrom the property described in that certain Warranty Deed (Limited Partnership) to Salt Lake County, Utah, executed Nov. 14, 1985 and recorded Dec. 6, 1985 as Entry No. 4172872, in Book 5715, at Page 1626, of Official Records and more particularly described as follows: A parcel of land for public highway purposes known as Project No. CJ-82-2010, to wit: said Parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 29, T2S, R1E, S.L.B. & M. described as follows: Beginning at a point on the existing East right-of-way of 1300 East Street, which point is also the Southwest corner of the Grantors property, said point being 807.37 feet North and 1107.57 feet West from the East Quarter corner of said Section 29, and running thence North 31 degrees 52'27" East 216.50 feet along said existing right-of-way line to the North line of Grantors property; thence South 41 degrees 48'53" East 28.13 feet along said North line to a point which is easterly 27.00 feet and perpendicular from the existing right-of-way line; thence South 31 degrees 52'27" West 228.14 feet (South 31 degrees 42'52" West-Calculated) along a line which is parallel to said existing right-of-way line, to a point on the South line of Grantors property; thence North 22 degrees 13'39" West 33.33 feet along said South line to the point of beginning.

Tax I.D. Nos.

22-29-279-001-0000	22-29-279-065-0000	22-29-279-118-0000
22-29-279-134-0000	22-29-279-066-0000	22-29-279-119-0000
22-29-279-135-0000	22-29-279-067-0000	22-29-279-120-0000
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22-29-279-012-0000	22-29-279-077-0000	22-29-279-131-0000
22-29-279-013-0000	22-29-279-078-0000	22-29-279-132-0000
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