14126094 B: 11430 P: 3053 Total Pages: 2 07/06/2023 02:41 PM By: zjorgensen Fees: \$312.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: FCS COMMUNITY MANAGEMENT PO BOX 5555DRAPER, UT 84020

## WHEN RECORDED RETURN TO:

The Regent at City Creek Condominiums Owners Association, Inc. c/o FCS Community Management PO Box 5555
Draper, UT 84020
801-256-0465
disclosure@hoaliving.com

Space Above for Recorder's Use Only

Parcel #'s:

16061111520000 (Being The Regent at City Creek Condominiums)
16061110010000 through 16061111510000 (All of Units of The Regent at City Creek Condominiums)
All future Phases, Lots and/or Units

## NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in The Regent 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 The Regent shall be required to pay to The Regent at City Creek Condominium Owners Association, Inc. 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 Regent at City Creek Condominiums Owners Association, Inc. (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 day of way, 2023.

THE REGENT AT CITY CREEK CONDOMINIUMS OWNERS ASSOCIATION, INC.

Name: Kevin Sundwall

Title: President

**ACKNOWLEDGMENT** 

STATE OF UTAH

COUNTY OF Balt Lake ) ss:

On the 14th day of May, 2023 personally appeared before me Kevin Sundwall, who by me being duly sworn, did say that he is the President of the Board of Directors of The Regent at City Creek Condominiums Owners Association, Inc. and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Directors, and said Kevin Sundwall duly acknowledged to me that said Association authorized the same.

NOTARY PUBLIC

GIOVANNA ZAHLER
Notary Public - State of Utah
Comm. No. 722238
My Commission Expires on
Jan 4, 2026