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## AMENDED NOTICE OF REINVESTMENT FEE COVENANT

(The Cottages at the Rose Gardens Phases 1, 2, & 3)

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Pursuant to Utah Code Ann. §57-1-46(6), The Cottages at the Rose Gardens Homeowners Association, Inc. (the "**Association**") hereby provides this Amended Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "**Burdened Property**"), attached hereto. Phase 1 within the Burdened Property is subject to the "Declaration of Covenants, Conditions, and Restrictions of The Cottages at The Rose Gardens", recorded with the Salt Lake County Recorder on August 15, 2008 as Entry No. 10501011, and Phases 2 and 3 within the Burdened Property are subject to the "Declaration of Covenants, Conditions, and Restrictions of The Cottages at The Rose Gardens Phase 2", recorded with the Salt Lake County Recorder on January 25, 2010 as Entry No. 10501011, as either are amended or supplemented, (the "**Declaration**"). This notice amends and supersedes any previous Notice of Reinvestment Fee Covenant that has been recorded against the Burdened Property.

The Declaration authorizes and the Association agreed to a Reinvestment Fee Covenant that authorizes the Association to assess a reinvestment fee. The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, is required to pay a reinvestment fee as established by the Association's Board of Directors, 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 Cottages at the Rose Gardens Phases 1, 2, & 3** that:

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

The Cottages at the Rose Gardens Homeowners Association, Inc.  
c/o Treo Community Management  
1750 W 11400 S, Suite 120  
South Jordan, Utah 84095

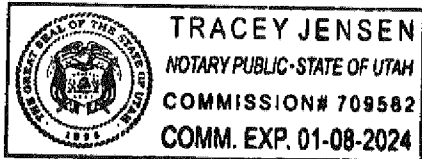
[kati@treoproperties.com](mailto:kati@treoproperties.com)  
(801) 355.1136

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.
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.
7. Contact the Association for the exact amount of the Reinvestment Fee.

IN WITNESS WHEREOF, the Association, by and through its Board of Directors, has executed this Amended Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 19 day of October, 2023.



**THE COTTAGES AT THE ROSE  
GARDENS HOMEOWNERS  
ASSOCIATION, INC.**

By: Kati Ridging  
Its: Registered Agent

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 19th day of October, 2023, personally appeared before me Kati Ridging who by me being duly sworn, did say that she/he is an authorized representative of The Cottages at the Rose Gardens Homeowners Association, Inc. and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Tracey Jensen  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTIONS & PARCEL NUMBERS**  
**98 LOTS**

All Lots (101 through 150) as shown on the plat map for The Cottages at the Rose Gardens Phase 1 Subdivision, as recorded with the Salt Lake County Recorder:

28-06-427-046,  
28-06-427-054 through 28-06-427-056,  
28-06-478-020 through 28-06-478-0026,  
28-06-478-028 through 28-06-478-0031,  
28-06-479-024 through 28-06-479-030,  
28-06-481-002 through 28-06-481-011,  
28-06-482-001 through 28-06-482-014, and  
28-06-482-016 through 28-06-481-019.

All Lots (201 through 227) as shown on the plat map for The Cottages at the Rose Gardens Phase 2 Subdivision, as recorded with the Salt Lake County Recorder:

28-06-427-047,  
28-06-427-048,  
28-06-427-051,  
28-06-427-053,  
28-06-428-004,  
28-06-428-008,  
28-06-482-020 through 28-06-482-033, and  
28-06-482-035 through 28-06-482-041.

All Lots (301 through 321) as shown on the plat map for The Cottages at the Rose Gardens Phase 3 Subdivision, as recorded with the Salt Lake County Recorder:

28-06-427-062 through 28-06-427-076,

28-06-428-001 through 28-06-428-003, and

28-06-428-005 through 28-06-428-007.