

2011

DOC # 20110013820

Restrictive Page 1 of 5
Russell Shirts Washington County Recorder
05/04/2011 11:23:56 AM Fee \$ 20.00
By COMMUNITY ASSOCIATION MANAGEMENT LLC

WHEN RECORDED, RETURN TO:
Community Association Management, LLC, at:
410 East Tabernacle, Suite B
St. George, Utah 84770



**NOTICE OF REINVESTMENT FEE
FOR
QUAIL LAKE ESTATES SUBDIVISION**

KNOW ALL PERSONS: QUAIL LAKE EST AMD 5(H) SUBDIVISION, located in Washington County, Utah hereby claims a Reinvestment Fee, against any and all Units/Lots, which obligates the seller or purchaser of a Unit/Lot (as the seller and purchaser may decide) to pay this Reinvestment Fee to Quail Lake EST AMD 5(H), upon the transfer of the real property. This Reinvestment Fee is dedicated to benefitting the above described **Subdivision**. The initial amount of the fee is One Hundred Fifty Dollars (\$150.00) PLUS any Capital Contribution dictated by the Subdivision's CC&R's and/or as otherwise modified by resolution of the Board of the Subdivision's Association, to be applied first to the administrative and association costs associated with the transfer of the Unit/Lot and then to the reserve fund or other expenses benefitting the Subdivision as the Board may reasonably determine.

This Reinvestment Fee is intended to run with the land and to bind any and all successors in interest and assigns. The Reinvestment Fee precludes the imposition of an additional reinvestment fee covenant on the property.

DATE SIGNED: May 1, 2011.

Quail Lake EST AMD 5(H) Subdivision

By:

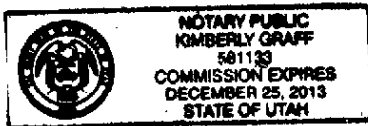
Gerald Kay Jensen, Property Manager and agent for the Subdivision's Association

STATE OF UTAH)
) ss
County of Washington)

Jerald Kay Jensen personally appeared and acknowledged that he/she signed the instrument for the purpose for which it was intended.

Subscribed and sworn to before me on this 1st day of May, 2011.

Kimberly Graff
Notary Public for Utah
My commission expires: December 25, 2013



LEGAL DESCRIPTION
EXHIBIT A

All Lots, Quail Lake EST AMD 5(H), according to the official plat thereof, records of Washington County, State of Utah, less Commercial area, H-QLE-CA-1 and H-QLE-CA-2-A.

Said Lots include:

Tax Parcel No. H-QLE-1-1-A	Tax Parcel No. H-QLE-54-B	Tax Parcel No. H-QLE-115-A
Tax Parcel No. H-QLE-2-1	Tax Parcel No. H-QLE-56	Tax Parcel No. H-QLE-116
Tax Parcel No. H-QLE-4-B	Tax Parcel No. H-QLE-57-B	Tax Parcel No. H-QLE-117
Tax Parcel No. H-QLE-5-A	Tax Parcel No. H-QLE-59	Tax Parcel No. H-QLE-118-B
Tax Parcel No. H-QLE-6	Tax Parcel No. H-QLE-60	Tax Parcel No. H-QLE-119
Tax Parcel No. H-QLE-7	Tax Parcel No. H-QLE-61	Tax Parcel No. H-QLE-120
Tax Parcel No. H-QLE-8	Tax Parcel No. H-QLE-62	Tax Parcel No. H-QLE-121
Tax Parcel No. H-QLE-9	Tax Parcel No. H-QLE-63	Tax Parcel No. H-QLE-122-A
Tax Parcel No. H-QLE-10	Tax Parcel No. H-QLE-64-B	Tax Parcel No. H-QLE-123
Tax Parcel No. H-QLE-11	Tax Parcel No. H-QLE-65-1	Tax Parcel No. H-QLE-124-A
Tax Parcel No. H-QLE-12	Tax Parcel No. H-QLE-66	Tax Parcel No. H-QLE-125
Tax Parcel No. H-QLE-13	Tax Parcel No. H-QLE-69-A	Tax Parcel No. H-QLE-126-A
Tax Parcel No. H-QLE-14	Tax Parcel No. H-QLE-70-A	Tax Parcel No. H-QLE-127
Tax Parcel No. H-QLE-17	Tax Parcel No. H-QLE-71-A	Tax Parcel No. H-QLE-128
Tax Parcel No. H-QLE-19-1	Tax Parcel No. H-QLE-73	Tax Parcel No. H-QLE-129
Tax Parcel No. H-QLE-20-B	Tax Parcel No. H-QLE-74-B	Tax Parcel No. H-QLE-130
Tax Parcel No. H-QLE-22	Tax Parcel No. H-QLE-75	Tax Parcel No. H-QLE-131
Tax Parcel No. H-QLE-23	Tax Parcel No. H-QLE-76	Tax Parcel No. H-QLE-132-A
Tax Parcel No. H-QLE-24-1	Tax Parcel No. H-QLE-77-B	Tax Parcel No. H-QLE-133-A
Tax Parcel No. H-QLE-25	Tax Parcel No. H-QLE-78-1	Tax Parcel No. H-QLE-134
Tax Parcel No. H-QLE-26	Tax Parcel No. H-QLE-80	Tax Parcel No. H-QLE-135-A
Tax Parcel No. H-QLE-27	Tax Parcel No. H-QLE-81	Tax Parcel No. H-QLE-136
Tax Parcel No. H-QLE-28	Tax Parcel No. H-QLE-83	Tax Parcel No. H-QLE-137
Tax Parcel No. H-QLE-29	Tax Parcel No. H-QLE-84-B	Tax Parcel No. H-QLE-138-A
Tax Parcel No. H-QLE-30-A	Tax Parcel No. H-QLE-85	Tax Parcel No. H-QLE-139-A
Tax Parcel No. H-QLE-31-A	Tax Parcel No. H-QLE-86-A	Tax Parcel No. H-QLE-140-A
Tax Parcel No. H-QLE-32	Tax Parcel No. H-QLE-87-B	Tax Parcel No. H-QLE-141-A
Tax Parcel No. H-QLE-34	Tax Parcel No. H-QLE-88-B	Tax Parcel No. H-QLE-142-A
Tax Parcel No. H-QLE-35	Tax Parcel No. H-QLE-89	Tax Parcel No. H-QLE-143
Tax Parcel No. H-QLE-36	Tax Parcel No. H-QLE-90-A	Tax Parcel No. H-QLE-144-A
Tax Parcel No. H-QLE-37	Tax Parcel No. H-QLE-91-A	Tax Parcel No. H-QLE-145-B
Tax Parcel No. H-QLE-38	Tax Parcel No. H-QLE-95-1	Tax Parcel No. H-QLE-146
Tax Parcel No. H-QLE-39	Tax Parcel No. H-QLE-96-1	Tax Parcel No. H-QLE-147-B
Tax Parcel No. H-QLE-40-1	Tax Parcel No. H-QLE-98-1	Tax Parcel No. H-QLE-148
Tax Parcel No. H-QLE-41-1-A	Tax Parcel No. H-QLE-99-1	Tax Parcel No. H-QLE-149-B
Tax Parcel No. H-QLE-42	Tax Parcel No. H-QLE-100	Tax Parcel No. H-QLE-150
Tax Parcel No. H-QLE-43	Tax Parcel No. H-QLE-101-A	Tax Parcel No. H-QLE-151-B
Tax Parcel No. H-QLE-44-B	Tax Parcel No. H-QLE-102-1	Tax Parcel No. H-QLE-152
Tax Parcel No. H-QLE-45	Tax Parcel No. H-QLE-104-B	Tax Parcel No. H-QLE-153-A
Tax Parcel No. H-QLE-46-1	Tax Parcel No. H-QLE-105	Tax Parcel No. H-QLE-154-B
Tax Parcel No. H-QLE-47	Tax Parcel No. H-QLE-109-B	Tax Parcel No. H-QLE-155
Tax Parcel No. H-QLE-48-B	Tax Parcel No. H-QLE-110-A	Tax Parcel No. H-QLE-156
Tax Parcel No. H-QLE-49-1-A	Tax Parcel No. H-QLE-111-A	Tax Parcel No. H-QLE-157
Tax Parcel No. H-QLE-51	Tax Parcel No. H-QLE-112	Tax Parcel No. H-QLE-158-A
Tax Parcel No. H-QLE-52	Tax Parcel No. H-QLE-113-B	Tax Parcel No. H-QLE-159-A
Tax Parcel No. H-QLE-53-B	Tax Parcel No. H-QLE-114	Tax Parcel No. H-QLE-160

Tax Parcel No. H-QLE-161-B
Tax Parcel No. H-QLE-162
Tax Parcel No. H-QLE-163
Tax Parcel No. H-QLE-164
Tax Parcel No. H-QLE-165-B
Tax Parcel No. H-QLE-166-B
Tax Parcel No. H-QLE-167
Tax Parcel No. H-QLE-169-B
Tax Parcel No. H-QLE-170
Tax Parcel No. H-QLE-2A-1
Tax Parcel No. H-QLE-3A-1
Tax Parcel No. H-QLE-6A
Tax Parcel No. H-QLE-9A
Tax Parcel No. H-QLE-10A
Tax Parcel No. H-QLE-14A
Tax Parcel No. H-QLE-15A-A
Tax Parcel No. H-QLE-17A-1
Tax Parcel No. H-QLE-18A-A
Tax Parcel No. H-QLE-21A-1
Tax Parcel No. H-QLE-22A-1
Tax Parcel No. H-QLE-23A
Tax Parcel No. H-QLE-25A
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Tax Parcel No. H-QLE-28A
Tax Parcel No. H-QLE-29A
Tax Parcel No. H-QLE-32A
Tax Parcel No. H-QLE-33A-B
Tax Parcel No. H-QLE-38A
Tax Parcel No. H-QLE-39A
Tax Parcel No. H-QLE-41A-1-A
Tax Parcel No. H-QLE-42A
Tax Parcel No. H-QLE-43A
Tax Parcel No. H-QLE-45A
Tax Parcel No. H-QLE-47A
Tax Parcel No. H-QLE-48A-1
Tax Parcel No. H-QLE-50A
Tax Parcel No. H-QLE-51A-1
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Tax Parcel No. H-QLE-76A
Tax Parcel No. H-QLE-77A-A

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Tax Parcel No. H-QLE-80A
Tax Parcel No. H-QLE-81A
Tax Parcel No. H-QLE-83A
Tax Parcel No. H-QLE-84A
Tax Parcel No. H-QLE-86A
Tax Parcel No. H-QLE-89A
Tax Parcel No. H-QLE-92A-1
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Tax Parcel No. H-QLE-105A
Tax Parcel No. H-QLE-106A-1
Tax Parcel No. H-QLE-107A-1
Tax Parcel No. H-QLE-108A-1
Tax Parcel No. H-QLE-109A-A
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Tax Parcel No. H-QLE-164A
Tax Parcel No. H-QLE-168A-B
Tax Parcel No. H-QLE-170A
Tax Parcel No. H-QLE-112A
Tax Parcel No. H-QLE-165-A
Tax Parcel No. H-QLE-7A
Tax Parcel No. H-QLE-62A
Tax Parcel No. H-QLE-16-B

Tax Parcel No. H-QLE-72-1

Property Record Card
 Washington County Utah

**QUAIL LAKE ESTATES
 C/O: BIRRELL DAVID**

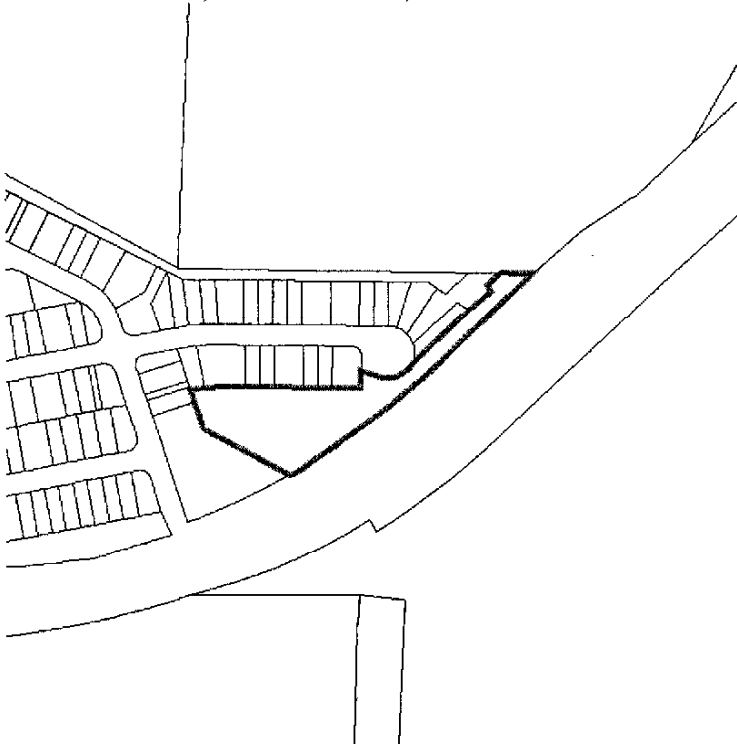
Account: 0363104
 Tax Area: 03 - Hurricane City
 Acres: 1.190

Parcel: H-QLE-CA-2-A
 Situs Address:

1862 S MAIN ST
 OREM, UT 84058-7408

Legal Description

Subdivision: QUAIL LAKE EST AMD 5 (H) Lot: CA-2 COMMERCIAL AREA QLE AMD 5 DESC AS FOL: BEG SE COR LOT 65 A TH N19°15'41" W 24 FT; TH N82°43'48" E 54.44 FT; TH N89°52'48" E 270.93 FT; TH N0°07'12" W 62.86 FT M/L TO PARTRIDGE CIRCLE RD; TH ALG CUR TO SW COR LOT 1A; TH N46°40'21" E 150 FT; TH N55°56'51" W 56.36 FT; TH N46°40'21" E TO N LN QLE AMD 4; TH N89°52'48" E TO NE COR; TH S46°40'21" W 249.93 FT; TH ALG HWY TO PT 200 FT FM QUAIL CREEK DR; TH N63°07'17" W 164.63 FT; TH N19°15'41" W 55 FT TO POB. LESS: BEG NELY COR LOT 1-A QLE; TH N55°56'51" W 56.36 FT; TH N46°40'21" E 62.62 FT; TH N89°52'48" 58.43 FT; TH S46°40'21" W 38.69 FT; TH S43°19'39" E 15 FT; TH S46°40'21" W 54.20 FT TO POB



Transfer History

Entry Number	Date Recorded	Deed Type
20110000235	Jan 4, 2011	Annexation
20100043974	Dec 30, 2010	Resolution
20100006647	Mar 1, 2010	Annexation
20100006648	Mar 1, 2010	Resolution
20090048182	Dec 22, 2009	Resolution
00900083	Sep 13, 2004	Quit Claim Deed
00278621	Jul 11, 1985	Warranty Deed

Abstract Summary

Code	Classification	Market Value	Taxable Value
03C	COM REAL ESTATE-UNIMPROVED	\$207,346	\$207,345
Total		\$207,346	\$207,345

Property Record Card
 Washington County Utah

**TERVORT INVESTMENTS
 L C**

Account: 0335730
 Tax Area: 03 - Hurricane City
 Acres: 0.550

Parcel: H-QLE-CA-1
 Situs Address:
 4400 W STATE ST
 HURRICANE, 847370000

2591 W 100 S # 325-8
 HURRICANE, UT 84737-3117

Legal Description

Subdivision: QUAIL LAKE EST AMD 5 (H) Lot: CA-1 COMMERCIAL AREA QLE AMD 5 DESC AS FOL: BEG AT NLY LN STATE HWY AT ELY LN QUAIL CREEK DR BEING S 459.98 FT & E 1338.02 FT FM CTR SEC 2 T42S R14W TH N19*15'41" W 191.03 FT ALG ELY LN QUAIL CREEK DR; TH N70*44'19" E 85 FT ALG SLY LN LOT 65A; TH S19*15'41" E 55 FT; TH S63*07'17" E 164.63 FT NLY LN STATE HWY 9; TH SWLY 200 FT ALG NLY LN ALG ARC NON TNGT CUR CNCV NW HAV RAD 1382.41 FT THRU ANG 08*17'21" CHD BEARS S65*45'55" W 199.82 FT TO POB



Transfer History

Entry Number	Date Recorded	Deed Type
20110000235	Jan 4, 2011	Annexation
20100043974	Dec 30, 2010	Resolution
20100006647	Mar 1, 2010	Annexation
20100006648	Mar 1, 2010	Resolution
20090048182	Dec 22, 2009	Resolution
00911446	Nov 16, 2004	Quit Claim Deed
00908806	Nov 1, 2004	Quit Claim Deed
00310407	Feb 24, 1987	Quit Claim Deed
00308065	Jan 12, 1987	Warranty Deed
00296564	Jun 18, 1986	Warranty Deed
00271541	Feb 4, 1985	Map (Conveying Property)

Abstract Summary

Code	Classification	Market Value	Taxable Value
03A	COM REAL ESTATE-IMPROVED	\$95,832	\$95,830
13A	RETAIL SALES	\$65,823	\$65,820