



When recorded return to:

Gilbert M. Jennings  
Ledges East Master Owners Association  
335 East St. George Blvd., Ste 301  
St. George, UT 84770

**NOTICE OF TRANSFER FEE AND REINVESTMENT FEE COVENANT**

Pursuant to Utah Code Ann. § 57-1-46(6), Ledges East Master Owners Association, a Utah non-profit corporation (the “**Master Association**”), hereby gives notice of a Transfer Fee and Reinvestment Fee Covenant which burdens all the real property described in Exhibit A, attached hereto, and any additional land that is annexed into and made subject to the Declaration of Covenants, Conditions and Restrictions of Ledges East, that was recorded February 3, 2015, as DOC # 20150003650, records of Washington County, Utah, and any amendments or supplements thereto (the “**Master Declaration**”).

The Transfer Fee and Reinvestment Fee Covenant is created by and is set forth in Section 5.13 of the Master Declaration, and is for the benefit of the burdened property. The reinvestment fee will not be used for purposes other than benefitting the burdened property for payment 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; or (g) association expenses.

The Transfer Fee and Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the real property subject to the Master Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee determined in accordance with Section 5.13 of the Master Declaration, unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46(8).

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


Ledges East Master Owners Association  
335 East St. George Blvd., Ste 301  
St. George, Utah 84770

The burden of the Transfer Fee and Reinvestment Fee Covenant is intended to run with the real property and to bind successors in interest and assigns. The existence of the Transfer Fee and Reinvestment Fee Covenant precludes the imposition of any additional Transfer Fee and Reinvestment Fee Covenant on the burdened property.

The duration of the Transfer Fee and Reinvestment Fee Covenant is 20 years from the date the Master Declaration was recorded, which duration shall be automatically extended for successive period of ten years each.

DATE: October 23, 2015.

LEDGES EAST MASTER OWNERS ASSOCIATION

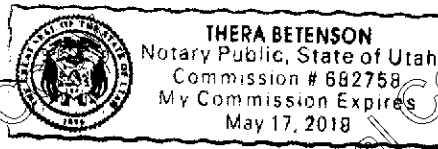
BY:   
GILBERT M. JENNINGS, PRESIDENT

STATE OF UTAH

COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of October 2015, by Gilbert M. Jennings as President of Ledges East Master Owners Association.

  
Notary Public



**EXHIBIT A**  
**[Escapes at The Ledges Phase 6]**

BEGINNING AT AN EASTERLY BOUNDARY CORNER OF THE ESCAPES AT THE LEDGES - PHASE 1 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°48'45" EAST 1691.644 FEET ALONG THE SECTION LINE AND SOUTH 859.720 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE NORTH QUARTER CORNER OF SECTION 27 AND THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE SOUTH 57°53'48" WEST 24.221 FEET; THENCE SOUTH 13°33'08" WEST 51.065 FEET; THENCE SOUTH 25°51'49" EAST 58.043 FEET; THENCE SOUTH 52°23'30" EAST 31.433 FEET TO THE NORTHWESTERLY BOUNDARY CORNER OF THE LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 7°44'48" WEST ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 100.255 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF SAID SUBDIVISION AND A POINT ON THE NORTHERLY BOUNDARY OF THE LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND A POINT ON THE ARC OF A 825.000 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS POINT BEARS SOUTH 7°46'44" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY BOUNDARY OF SAID LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 1 SUBDIVISION, THROUGH A CENTRAL ANGLE OF 18°07'33", A DISTANCE OF 260.993 FEET TO A POINT OF REVERSE CURVATURE AND THE NORTHWESTERLY BOUNDARY CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING AN EASTERLY BOUNDARY CORNER OF SAID ESCAPES AT THE LEDGES - PHASE 1 SUBDIVISION; THENCE ALONG THE EASTERLY BOUNDARY OF SAID ESCAPES AT THE LEDGES - PHASE 1 SUBDIVISION THE FOLLOWING (10) TEN COURSES: (1) RUNNING NORTHWESTERLY ALONG THE ARC OF A 46.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°45'32", A DISTANCE OF 72.035 FEET; (2) SOUTH 79°04'37" WEST 5.000 FEET TO A POINT ON THE ARC OF A 485.000 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 78°25'08" EAST); (3) RUNNING NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°01'47", A DISTANCE OF 327.268 FEET; (4) NORTH 16°26'55" EAST 42.463 FEET; (5) SOUTH 73°33'05" EAST 4.00 FEET TO A POINT ON THE ARC OF A 20.000 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS SOUTH 73°33'05" EAST); (6) RUNNING NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°14'40", A DISTANCE OF 28.709 FEET TO A POINT OF REVERSE CURVATURE; (7) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 269.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°18'39", A DISTANCE OF 39.019 FEET TO A POINT OF REVERSE CURVATURE; (8) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 99°13'06", A DISTANCE OF 34.634 FEET TO A POINT OF REVERSE CURVATURE; (9) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 99°36'02" A DISTANCE OF 86.918 FEET; AND (10) EAST 158.638 FEET TO THE POINT OF BEGINNING.

CONTAINS: 80,151 SQ. FT. (1.840 ACRES)