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

Pursuant to the requirements of Utah Code Ann. § 57-1-46 (2010), this instrument is a reinvestment fee covenant ("Covenant") that satisfies the requirements of Utah Code Ann. § 57-1-46 (2010).

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

1. The name and address of the beneficiary under the above referenced reinvestment fee covenant is The Ridge at St. George Home Owners' Association (the "Association"). The current property manager for the Association is Advanced Community Services, LLC, P.O. Box 827, Lehi, Utah 84043. Phone: (801) 641-1844. E-mail: info@acs-hoa.com. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 Covenant is intended to run with the land contained in The Ridge at St. George, including but not limited to, the property described in Exhibit A along with any expansions to the subdivision that may be added, and to bind successors in interest and assigns. The duration of the 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 after the vote and approval of sixty-six and two thirds percent (66.66%) of all votes of the membership of the Association.

3. As of the date of this Notice and subject to increase from time to time, at settlement for each unit, an amount equal to .5% of the value of the burdened property, unless a lesser amount is approved by the board of directors or management committee. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. However, the existence of the 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 maintenance of the common property and the association or as amended by the Declarant.

DATE: JUNE 7, 2016

The Ridge at St. George Home Owners Association

Pat Selby

By: Pat Selby
Its: President

DOC # 20160020227

Notice Page 1 of 4
Russell Shirts Washington County Recorder
05/07/2016 03:49:17 PM Fee \$ 29.00
By SELBY PAT

STATE OF UTAH)
WASHINGTON COUNTY)



Pat Selby, personally appeared and acknowledged that he has knowledge of the facts set forth in the Notice and that he believes that all statements made in this Notice are true and correct.

Subscribed and sworn to before me on June 7, 2014.

Michelle Northington
Notary Public

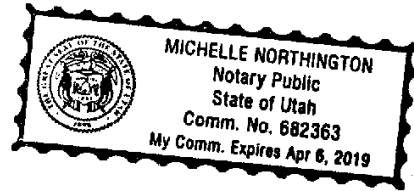


EXHIBIT A

THE RIDGE AT ST. GEORGE - PLAT A, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 9th day of December, 1983, in Book 339, page 489, Entry No. 255823, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE - PLAT B, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 8th day of June, 1984, in Book 351, page 237, Entry No. 262412, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE - PLAT C, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 17th day of January, 1985, in Book 367, page 356, Entry No. 270948, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE - PLAT D, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 1st day of August, 1985, in Book 384, page 1, Entry No. 279573, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE - PLAT E, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 9th day of January, 1986, in Book 399, page 117, Entry No. 287217, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT F, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 16th day of November, 1990, at Book 580, page 489, Entry No. 374344, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT G, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 3rd day of March, 1989, at Book 514, page 328, Entry No. 344856, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT H, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 3rd day of March, 1989, at Book 514, page 329, Entry No. 344857, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT I, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 22nd day of February, 1990, at Book 551, page 47, Entry No. 360993, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT J, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 15th day of October, 1990, at Book 576, page 759, Entry No. 372607, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT J AMENDED, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 30th day of August, 1991, at Book 616, page 815, Entry No. 389950, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT K, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 18th day of December, 1992, at Book 698, page 437, Entry No. 422231, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT L, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 8th day of September, 1993, at Book 761, page 481, Entry No. 00445647, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT M, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 4th day of October, 1993, at Book 1007, page 0754, Entry No. 0534643 in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.