

Notice Page 1 of 3  
Russell Shirts Washington County Recorder  
11/30/2018 03:57:21 PM Fee \$14.00 By GT  
TITLE SERVICES

**WHEN RECORDED RETURN TO:**

WCES, LLC  
1192 E Draper Parkway #477,  
Draper, UT 84020

APN: 4-3-2-4-1481

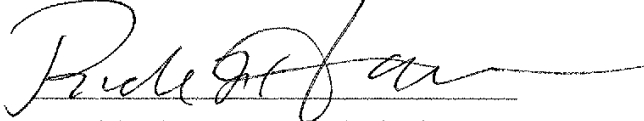
**NOTICE OF REINVESTMENT FEE COVENANT**

Pursuant to the requirements of Utah Code annotated 57-1-46, this instrument is a notice of reinvestment fee covenant "Notice". This Notice serves as notice of a reinvestment fee covenant which was authorized and established pursuant to the recorded Declaration of Covenants for Zion Vista Homeowners Association, a Planned Community.

Be it known to all sellers, buyers, and title companies that:

1. A reinvestment fee covenant is due upon transfer of title in an amount determined by the Association via its Board which may increase or decrease from time to time in its sole discretion. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The name and address of the beneficiary under the above referenced reinvestment fee covenant is Zion Vista Homeowners Association, 1192 E Draper Parkway, #477, Draper, UT 84020, Phone: 801-631-4998. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 above referenced reinvestment fee covenant is intended to run with the land described in Exhibit A and to bind successors in interest and assigns. The duration of the above referenced reinvestment fee covenant is perpetual.
3. The required reinvestment fee is for the benefit of the Zion Vista Homeowners Association and the maintenance of the common areas and any facilities or amenities of the Association.

Zion Vista Homeowners Association



By: Richard L. Hansen, Authorized Agent

**COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. GT Title Services hereby expressly disclaims any responsibility or liability for the accuracy or content thereof.

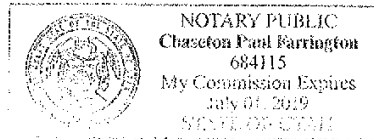
State of Utah )

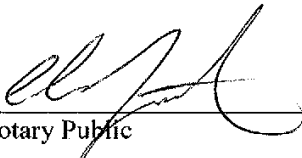
: ss

County of ~~Washington~~ <sup>Salt Lake</sup> )

The foregoing instrument was acknowledged before me this 26 day of Nov 2018 by  
Richard Hansen, the Authorized Agent of Zion Vista HOA.

(Seal)



  
\_\_\_\_\_  
Notary Public

My Commission Expires: July 01, 2019

Residing at: SLL

**Exhibit A**

**Legal Description**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S.89°43'42"E. ALONG THE SECTION LINE, A DISTANCE OF 97.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.89°43'42"E. ALONG THE SECTION LINE, A DISTANCE OF 1,591.20 FEET; THENCE S.00°01'00"W., A DISTANCE OF 208.71 FEET; THENCE S.89°43'42"E., A DISTANCE OF 208.71 FEET; THENCE N.00°01'00"E., A DISTANCE OF 208.71 FEET; THENCE S.89°43'42"E., A DISTANCE OF 65.98 FEET; THENCE S.00°00'05"E., A DISTANCE OF 405.02 FEET; THENCE N.89°59'55"E., A DISTANCE OF 7.24 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.80°55'41"W., A RADIAL DISTANCE OF 540.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°49'00", A DISTANCE OF 375.26 FEET (CHORD BEARS S.28°58'49"W. 367.76 FEET); THENCE S.48°53'19"W., A DISTANCE OF 203.43 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.40°59'43"E., A RADIAL DISTANCE OF 372.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 42°12'38", A DISTANCE OF 274.49 FEET (CHORD BEARS S.27°53'58"W. 268.32 FEET); THENCE N.75°40'55"W., A DISTANCE OF 181.51 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.29°00'46"W., A RADIAL DISTANCE OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°25'04", A DISTANCE OF 19.42 FEET (CHORD BEARS N.64°41'46"W. 19.41 FEET) TO A POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 459.00 FEET AND A CENTRAL ANGLE OF 19°11'50"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 153.79 FEET (CHORD BEARS N.58°48'23"W. 153.07 FEET); THENCE N.49°12'28"W., A DISTANCE OF 194.74 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 05°06'07"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 70.35 FEET (CHORD BEARS N.46°39'24"W. 70.32 FEET); THENCE N.44°06'21"W., A DISTANCE OF 827.29 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 379.00 FEET AND A CENTRAL ANGLE OF 42°58'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 284.29 FEET (CHORD BEARS N.65°35'41"W. 277.67 FEET) TO A POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 459.00 FEET AND A CENTRAL ANGLE OF 32°00'35"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 256.43 FEET (CHORD BEARS N71°04'43"W 253.11 FEET) TO A POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 379.00 FEET AND A CENTRAL ANGLE OF 22°49'20"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 150.96 FEET (CHORD BEARS N.66°29'06"W. 149.97 FEET); THENCE N77°53'46"W, A DISTANCE OF 33.38 FEET; THENCE N.00°01'07"E., A DISTANCE OF 81.81 FEET; THENCE S77°53'46"E, A DISTANCE OF 50.51 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 459.00 FEET AND A CENTRAL ANGLE OF 22°49'20"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 182.83 FEET (CHORD BEARS S66°29'06"E 181.62 FEET) TO A POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 379.00 FEET AND A CENTRAL ANGLE OF 21°30'59"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 142.33 FEET (CHORD BEARS S.65°49'56"E. 141.49 FEET) TO THE POINT OF BEGINNING.

CONTAINING 26.94 AC. OR 1,173,672 SQ. FT.