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DOC # 20190039507

Agreement Page 1 of 6
Russell Shirts Washington County Recorder
09/27/2019 10:30:53 AM Fee \$ 0.00
By SOUTHERN UTAH TITLE CO



WHEN RECORDED RETURN TO:

WCWCD
533 East Waterworks Dr.
St. George, Utah 84770

Space Above This Line for Recorder's Use

Serial No. SEE ATTACHED EXHIBIT A

Impact Fee Promissory Note and Security Agreement

THIS AGREEMENT is entered this 19 day of Sept., 2019, between the Washington County Water Conservancy District, hereinafter referred to as "**District**", and **BAUS, LLC**, hereinafter referred to as "**Owner**".

WHEREAS, the **District** has established a water impact fee ("IMPACT FEE") which is required to be paid at the recording of subdivision plats; and

WHEREAS, the **Owner** desires to record a plat, the legal description of which is attached hereto and incorporated herein by this reference as **Exhibit A** (the "Property"); and

WHEREAS, the parties desire to reach an arrangement to allow **Owner** to postpone payment of some or all of the IMPACT FEE until after recording of the subdivision plat while providing for the orderly payment of fees;

NOW, THEREFORE, the **District** and **Owner** agree as follows:

1. The **Owner** executes this agreement to be recorded and which shall be an encumbrance upon each and every residential lot and any common area for which the IMPACT FEE is to be charged.

2. The IMPACT FEE shall be paid for each residential lot upon the earlier of the following events:

- a. upon the sale of the lot by the **Owner** to a third party;
- b. upon the issuance of a building permit for construction on the lot; or
- c. three years from the date of this agreement.

3. The IMPACT FEE for common areas shall be due and payable upon the earliest of issuance of a water meter for the common area or three years from the date of this agreement.

4. If the requirement of provision 2.a., above, is not met for any lot or if provision 3 is not met, the IMPACT FEE shall be immediately due and payable in full for all lots and all common area in the subdivision.

5. The amount paid will be the amount of the applicable IMPACT FEE in effect at the time of payment.

6. This agreement will be recorded simultaneously with the recording of the final plat with the Washington County Recorder's Office. The **District** shall release each individual lot upon the payment of the IMPACT FEE for that lot as set forth above.

7. In the event the **Owner** has not paid in full the IMPACT FEES for all lots within the subdivision when due and payable as set forth above, the **District** shall have the right to foreclose the Property as if it were a trust deed, with all the rights granted by the laws of the State of Utah for foreclosure and shall also be entitled to recover all costs including but not

limited to court costs and attorney's fees.

8. The parties intend, declare and covenant that the terms, conditions, agreements and covenants set forth in this Agreement shall run with the land and shall bind, and the benefits and burdens shall inure to, the parties and their respective successors and assigns.

**WASHINGTON COUNTY WATER
CONSERVANCY DISTRICT:**

By Murray M.

OWNER:

By [Signature], BAUS LLC.
It's Manager

STATE OF UTAH)
 : ss.
COUNTY OF WASHINGTON)

On the 19 day of Sept., 2019, personally appeared before me, Benton Venuti the Manager of BAUS, who acknowledged to me that he/she executed the foregoing instrument on behalf of the CORPORATION/PARTNERSHIP/LLC/ENTITY, by appropriate authority, and that the document was the act of CORPORATION/PARTNERSHIP/ LLC/ENTITY for its stated purpose.

[Signature]
NOTARY PUBLIC

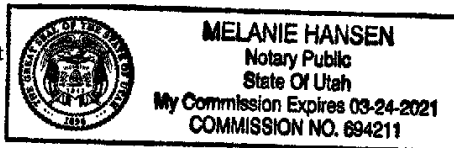


Exhibit A

All of lots number 1-18, 114-134, 150-158, and 160 inclusive, and all common areas, in The Canyons RV Resort Phase #1 - Amended and Extended which is located in Section 32, Township 41 South, Range 13 West, SLB&M, Washington County, Hurricane City, Utah, as per plat thereof recorded in the office of the Washington County Recorder, State of Utah,

District Initials: MM

Owner Initials: BV

Exhibit A (cont.)

Serial Numbers of Parent Parcels – Canyons RV Amended Final Plat

H-CRV-1-1	H-CRV-1-25	H-CRV-1-49	H-CRV-1-74
H-CRV-1-2	H-CRV-1-26	H-CRV-1-50	H-CRV-1-75
H-CRV-1-3	H-CRV-1-27	H-CRV-1-51	H-CRV-1-76
H-CRV-1-4	H-CRV-1-28	H-CRV-1-52	H-CRV-1-77
H-CRV-1-5	H-CRV-1-29	H-CRV-1-53	H-CRV-1-78
H-CRV-1-6	H-CRV-1-30	H-CRV-1-54	H-CRV-1-79
H-CRV-1-7	H-CRV-1-31	H-CRV-1-55	H-CRV-1-80
H-CRV-1-8	H-CRV-1-32	H-CRV-1-56	H-CRV-1-81
H-CRV-1-9	H-CRV-1-33	H-CRV-1-57	H-CRV-1-82
H-CRV-1-10	H-CRV-1-34	H-CRV-1-58	H-CRV-1-83
H-CRV-1-11	H-CRV-1-35	H-CRV-1-59	H-CRV-1-84
H-CRV-1-12	H-CRV-1-36	H-CRV-1-60	H-CRV-1-85
H-CRV-1-13	H-CRV-1-37	H-CRV-1-61	H-CRV-1-86
H-CRV-1-14	H-CRV-1-38	H-CRV-1-62	H-CRV-1-87
H-CRV-1-15	H-CRV-1-39	H-CRV-1-63	H-CRV-1-88
H-CRV-1-16	H-CRV-1-40	H-CRV-1-64	H-CRV-1-89
H-CRV-1-17	H-CRV-1-41	H-CRV-1-65	H-CRV-1-90
H-CRV-1-18	H-CRV-1-42	H-CRV-1-66	H-CRV-1-91
H-CRV-1-19	H-CRV-1-43	H-CRV-1-67	H-CRV-1-92
H-CRV-1-20	H-CRV-1-44	H-CRV-1-68	H-CRV-1-93
H-CRV-1-21	H-CRV-1-45	H-CRV-1-69	H-CRV-1-94
H-CRV-1-22	H-CRV-1-46	H-CRV-1-70	H-CRV-1-95
H-CRV-1-23	H-CRV-1-47	H-CRV-1-71	H-CRV-1-96
H-CRV-1-24	H-CRV-1-48	H-CRV-1-72	H-CRV-1-97

H-CRV-1-98	H-CRV-1-116	H-CRV-1-141
H-CRV-1-99	H-CRV-1-117	H-CRV-1-142
H-CRV-1-100	H-CRV-1-118	H-CRV-1-143
H-CRV-1-101	H-CRV-1-119	H-CRV-1-144
H-CRV-1-102	H-CRV-1-120	H-CRV-1-145
H-CRV-1-103	H-CRV-1-121	H-CRV-1-146
H-CRV-1-104	H-CRV-1-122	H-CRV-1-147
H-CRV-1-105	H-CRV-1-123	H-CRV-1-148
H-CRV-1-106	H-CRV-1-124	H-CRV-1-149
H-CRV-1-107	H-CRV-1-125	H-CRV-1-150
H-CRV-1-108	H-CRV-1-126	H-CRV-1-151
H-CRV-1-109	H-CRV-1-127	H-CRV-1-152
H-CRV-1-110	H-CRV-1-128	H-CRV-1-153
H-CRV-1-111	H-CRV-1-129	H-CRV-1-154
H-CRV-1-112	H-CRV-1-130	H-CRV-1-155
H-CRV-1-113	H-CRV-1-131	H-CRV-1-156
H-CRV-1-114	H-CRV-1-132	H-CRV-1-157
H-CRV-1-115	H-CRV-1-133	H-CRV-1-158
H-CRV-1-109	H-CRV-1-134	H-CRV-1-159
H-CRV-1-110	H-CRV-1-135	H-CRV-1-160
H-CRV-1-111	H-CRV-1-136	H-CRV-1-REC
H-CRV-1-112	H-CRV-1-137	H-3-1-32-340
H-CRV-1-113	H-CRV-1-138	
H-CRV-1-114	H-CRV-1-139	
H-CRV-1-115	H-CRV-1-140	