

Notice Page 1 of 2  
Russell Shirts Washington County Recorder  
01/24/2020 10:51:13 AM Fee \$40.00 By NOVATION  
TITLE INSURANCE AGENCY

**WHEN RECORDED RETURN TO:**  
Zion Village Townhomes HOA  
Jay Rice, Agent  
4968 South Holladay Pines Ct.  
Holladay, UT 84117

Recorded against the Property  
described in Exhibit A

**Notice of Reinvestment Fee Covenant for  
Zion Village Townhome Homeowner's Association**

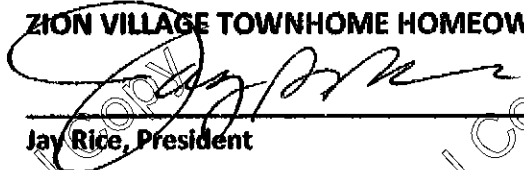
Under Utah Code 57-1-46. Zion Village Townhome's Association ("Association") gives notice that the property in the Zion Village Townhome Subdivision, located in Washington County, Utah, and more particularly described in Exhibit A ("Subdivision"), is subject to a reinvestment fee covenant. The Reinvestment fee covenant obligates a buyer of a Lot in the Subdivision to pay a reinvestment fee upon the transfer of a Lot. The Reinvestment fee covenant does not apply to the initial transfer of a Lot from the Declarant to a buyer.

1. The fee must be paid to the Association at the following address: 4968 South Holladay Pines Ct., Holladay, UT 84117
2. The amount of the fee is 0.5% of the value of the Lot at the time of closing, or a lesser amount as may be established by the Association's Board of Directors from time to time.
3. The fee is required to benefit the property in the Subdivision.
4. The purpose of the fee is to enable the Association to pay for the items identified in Utah Code 57-1-46(1)(i)(ii)(A)-(H), as may be amended or supplemented from time to time.

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

Dated this 22 day of July, 2020.

**ZION VILLAGE TOWNHOME HOMEOWNER'S ASSOCIATION:**

  
\_\_\_\_\_  
Jay Rice, President

STATE OF UTAH

SS.

COUNTY OF WASHINGTON )

On this 22<sup>nd</sup> day of January, 2020 personally appeared before me Jay Rice who being by me duly sworn, did say that he is the President of Zion Village Townhome Homeowner's Association, a Utah nonprofit corporation, that this Notice of Reinvestment Fee Covenant was signed by him on behalf of the Association, and that he is authorized by the Association to execute this Notice.



  
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NOTARY PUBLIC

My Commission Expires 12/31/2024 Reinvestment Fee Covenant  
#708854 Zion Village Townhomes HOA

**Exhibit A**

**Legal Description**

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 33 TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°04'05"E, ALONG THE SECTION LINE, 605.80 FEET; THENCE S89°55'55"E, 433.00 FEET TO THE POINT OF BEGINNING SAID POINT BEING LOCATED ON THE EAST LINE OF 2170 WEST STREET; THENCE N00°04'05"E, ALONG SAID LINE, 1,290.67 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°47'55"E, 379.09 FEET; THENCE S05°12'05"W, 357.90 FEET; THENCE S01°47'55"E, 409.99 FEET; THENCE S41°10'55"E, 122.44 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET, AND A CENTRAL ANGLE OF 67°39'00"; THENCE SOUTHERLY ALONG SAID CURVE, 188.91 FEET; THENCE S26°28'05"W, 285.34 FEET; THENCE N89°48'34"W, 337.30 FEET TO THE POINT OF BEGINNING. CONTAINING 11.41 ACRES.