

Notice Page 1 of 8

Russell Shirts Washington County Recorder
09/16/2020 02:36:54 PM Fee \$42.00 By SMITH
KNOWLES PC**NOTICE OF REINVESTMENT FEE COVENANT**

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

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant ("Notice") that satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the "Reinvestment Fee Covenant") that was duly approved and recorded on September 4, 2020 as Entry No. 20200048169 against the Property as set forth in the Declaration of Covenants, Conditions & Restrictions for Painted Sands Subdivision in Washington County, Utah, as amended ("Declaration").

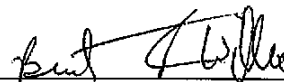
BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

1. The name and address of the beneficiary under the above referenced Reinvestment Fee Covenant is Painted Sands Homeowners' Association, Inc., c/o Golden Spike Realty, 2609 North Main Street, Sunset, Utah, 84015. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 Property described in **Exhibit "A"**, and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee 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, as provided in the Declaration.

3. As of the date of this Notice, as further detailed in the Declaration, a one-time reinvestment fee shall be paid to the Association when a change in ownership or transfer of a Lot/Unit occurs in the amount of up to one-half of one percent (0.5%) of the sales price, unless a lesser amount is determined by the Board. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee 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 administration, maintenance, and operations of the Association's Common Areas and facilities.

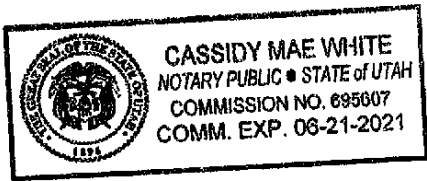
DATED: September 15, 2020



Burt R. Willie
Attorney and Authorized Agent for
Painted Sands Homeowners' Association, Inc.

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On the 16th day of September 2020, Burt R. Willie, being first duly sworn, says that he is the attorney and authorized agent for Painted Sands Homeowners' Association. is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.



Cassidy Mae White
Notary Public

Exhibit "A"

PARCEL 1

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING N88°58'07"W ALONG THE SECTION LINE, 965.50 FEET AND S01°01'53"W 123.24 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S88°55'52"E 199.76 FEET; THENCE N86°17'51"E 11.18 FEET; THENCE S01°01'15"W 39.60 FEET; THENCE N88°46'01"W 94.00 FEET; THENCE S01°01'15"W 108.00 FEET; THENCE S88°46'01"E 98.06 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 363.00 FEET, AN ARC LENGTH OF 201.57 FEET, A DELTA ANGLE OF 31°48'58", A CHORD BEARING OF S23°27'43"E, AND A CHORD LENGTH OF 198.99 FEET; THENCE S43°45'25"W 96.84 FEET; THENCE S46°27'19"E 118.36 FEET; THENCE S56°41'51"E 108.92 FEET; THENCE N33°30'53"E 97.57 FEET; THENCE ALONG A NONTANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 303.00 FEET, AN ARC LENGTH OF 44.11 FEET, A DELTA ANGLE OF 08°20'31", A CHORD BEARING OF S43°08'28"E, AND A CHORD LENGTH OF 44.08 FEET; THENCE S38°58'12"E 81.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 81.37 FEET, A DELTA ANGLE OF 46°37'10", A CHORD BEARING OF S15°39'38"E, AND A CHORD LENGTH OF 79.14 FEET; THENCE N63°03'14"W 169.03 FEET; THENCE S05°35'46"W 206.00 FEET; THENCE S16°39'14"E 279.00 FEET; THENCE S41°18'04"E 316.24 FEET; THENCE S08°31'59"E 234.56 FEET; THENCE N39°32'28"W 288.16 FEET; THENCE 80°40'46"W 10.54 FEET; THENCE N42°02'28"W 396.60 FEET; THENCE N14°51'44"E 254.18 FEET; THENCE N38°43'04"W 303.83 FEET; THENCE N14°06'19"W 517.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 232,522 SQUARE FEET OR 5.338 ACRES MORE OR LESS.

PARCEL 2

PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING N88°58'07"W ALONG THE SECTION LINE, 754.61 FEET AND S01°01'53"W 122.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S01°01'15"W 39.60 FEET; THENCE N88°46'01"W 94.00 FEET; THENCE S01°01'15"W 108.00 FEET; THENCE S88°46'01"E 98.06 FEET; THENCE ALONG A NONTANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 363.00 FEET, AN ARC LENGTH OF 201.57 FEET, A DELTA ANGLE OF 31°48'58", A CHORD BEARING OF S23°27'43"E, AND A CHORD LENGTH OF 198.99 FEET; THENCE S43°45'25"W 96.84 FEET; THENCE S46°27'19"E 118.36 FEET; THENCE S56°41'51"E 108.92

FEET; THENCE N33°30'53"E 97.57 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 303.00 FEET, AN ARC LENGTH OF 44.11 FEET, A DELTA ANGLE OF 08°20'31", A CHORD BEARING OF S43°08'28"E, AND A CHORD LENGTH OF 44.08 FEET; THENCE S38°58'12"E 81.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 81.37 FEET, A DELTA ANGLE OF 46°37'10", A CHORD BEARING OF S15°39'38"E, AND A CHORD LENGTH OF 79.14 FEET; THENCE S63°03'13"E 1.06 FEET; THENCE S40°15'53"E 81.80 FEET; THENCE S57°48'19"E 1.16 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 515.67 FEET, AN ARC LENGTH OF 55.20 FEET, A DELTA ANGLE OF 06°07'59", A CHORD BEARING OF N04°46'52"E, AND A CHORD LENGTH OF 55.17 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 64.83 FEET, A DELTA ANGLE OF 23°12'59", A CHORD BEARING OF N03°45'38"W, AND A CHORD LENGTH OF 64.39 FEET; THENCE N53°11'43"E 8.22 FEET; THENCE S41°36'02"E 318.57 FEET; THENCE N45°23'22"E 85.60 FEET; THENCE N48°57'42"E 45.10 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 302.50 FEET, AN ARC LENGTH OF 22.05 FEET, A DELTA ANGLE OF 04°10'36", A CHORD BEARING OF S47°13'52"E, AND A CHORD LENGTH OF 22.05 FEET; THENCE N40°40'49"E 102.79 FEET; THENCE S57°52'44"E 79.25 FEET; THENCE S86°03'53"E 89.42 FEET; THENCE N82°28'57"E 333.78 FEET; THENCE N75°28'02"E 92.09 FEET; THENCE N65°26'50"E 132.22 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 232.61 FEET, A DELTA ANGLE OF 40°23'13", A CHORD BEARING OF N03°48'34"W, AND A CHORD LENGTH OF 227.83 FEET; THENCE S82°43'35"W 153.11 FEET; THENCE S71°47'40"W 211.69 FEET; THENCE S83°41'30"W 108.04 FEET; THENCE S86°14'00"W 88.68 FEET; THENCE N41°37'43"W 201.56 FEET; THENCE N00°38'36"E 79.27 FEET; THENCE N01°43'48"E 218.85 FEET; THENCE N88°03'34"W 229.40 FEET; THENCE N88°52'28"W 314.18 FEET; THENCE S10°17'05"E 10.25 FEET; THENCE S64°45'34"W 226.24 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 302.99 FEET, AN ARC LENGTH OF 8.20 FEET, A DELTA ANGLE OF 01°32'59", A CHORD BEARING OF N00°14'45"E, AND A CHORD LENGTH OF 8.19 FEET; THENCE N01°01'15"E 98.45 FEET; THENCE S86°17'51"W 60.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 655,706 SQUARE FEET OR 15.053 ACRES MORE OR LESS.

PARCEL 3

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING N88°58'07"W ALONG THE SECTION LINE, 965.50 FEET AND S01°01'53"W 123.24 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE N86°17'51"E 46.10 FEET; THENCE S88°52'28"E 155.04 FEET; THENCE S10°17'05"E 10.25 FEET; THENCE S64°45'34"W 226.24

FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 302.99 FEET, AN ARC LENGTH OF 8.20 FEET, A DELTA ANGLE OF $01^{\circ}32'59''$, A CHORD BEARING OF $N00^{\circ}14'45''E$, AND A CHORD LENGTH OF 8.19 FEET; THENCE $N01^{\circ}01'15''E$ 98.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,144 SQUARE FEET OR 0.279 ACRES MORE OR LESS.

PARCEL 4

PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING $N88^{\circ}58'07''W$ ALONG THE SECTION LINE, 335.83 FEET AND $S01^{\circ}01'53''W$ 685.84 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE $S41^{\circ}36'02''E$ 335.52 FEET; THENCE $S52^{\circ}06'02''E$ 99.36 FEET; THENCE $S67^{\circ}45'56''E$ 130.63 FEET; THENCE $S86^{\circ}05'47''E$ 110.26 FEET; THENCE $N82^{\circ}15'36''E$ 173.61 FEET; THENCE $N71^{\circ}22'43''E$ 52.95 FEET; THENCE $N82^{\circ}15'31''E$ 227.13 FEET; THENCE $N67^{\circ}58'46''E$ 216.41 FEET; THENCE $S24^{\circ}35'14''E$ 49.05 FEET; THENCE $S67^{\circ}58'46''W$ 232.54 FEET; THENCE $S82^{\circ}23'46''W$ 220.00 FEET; THENCE $S66^{\circ}50'46''W$ 123.63 FEET; THENCE $N88^{\circ}45'37''W$ 360.52 FEET; THENCE $N47^{\circ}36'12''W$ 16.50 FEET; THENCE $N38^{\circ}57'14''W$ 268.00 FEET; THENCE $N57^{\circ}48'19''W$ 141.68 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1708.75 FEET, AN ARC LENGTH OF 54.65 FEET, A DELTA ANGLE OF $01^{\circ}49'57''$, A CHORD BEARING OF $N05^{\circ}51'39''E$, AND A CHORD LENGTH OF 54.65 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 64.83 FEET, A DELTA ANGLE OF $23^{\circ}12'59''$, A CHORD BEARING OF $N03^{\circ}45'38''W$, AND A CHORD LENGTH OF 64.39 FEET; THENCE $N53^{\circ}11'43''E$ 8.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 81,593 SQUARE FEET OR 1.873 ACRES MORE OR LESS.

PARCEL 5

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING $S88^{\circ}58'16''E$ ALONG THE SECTION LINE, 49.92 FEET AND $S01^{\circ}01'44''W$ 118.09 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE $S88^{\circ}03'34''E$ 140.13 FEET; THENCE $S03^{\circ}38'42''W$ 114.77 FEET; THENCE $S16^{\circ}33'00''E$ 110.59 FEET; THENCE $S58^{\circ}16'05''E$ 114.61 FEET; THENCE $N84^{\circ}04'50''E$ 455.68 FEET; THENCE $S20^{\circ}54'46''W$ 87.98 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 26.08 FEET, A DELTA ANGLE OF $04^{\circ}31'44''$, A CHORD BEARING OF $S18^{\circ}38'55''W$, AND A CHORD LENGTH OF 26.08 FEET; THENCE $S82^{\circ}43'35''W$ 153.11 FEET; THENCE $S71^{\circ}47'40''W$ 211.69 FEET; THENCE $S83^{\circ}41'30''W$ 108.04 FEET; THENCE

S86°14'00"W 88.68 FEET; THENCE N41°37'43"W 201.56 FEET; THENCE N00°38'36"E 79.27 FEET; THENCE N01°43'48"E 218.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 131,926 SQUARE FEET OR 3.029 ACRES MORE OR LESS.

PARCEL 6

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 90.03 FEET AND S01°01'44"W 120.32 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S88°03'34"E 305.25 FEET; THENCE S05°55'58"E 95.14 FEET; THENCE S06°57'43"E 45.01 FEET; THENCE S05°55'58"E 110.00 FEET; THENCE S84°04'50"W 211.17 FEET; THENCE N58°16'05"W 114.61 FEET; THENCE N16°33'00"W 110.59 FEET; THENCE N03°38'42"E 114.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 80,834 SQUARE FEET OR 1.856 ACRES MORE OR LESS.

PARCEL 7

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 920.48 FEET AND S01°01'44"W 60.33 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE N84°23'04"E 109.52 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1512.50 FEET, AN ARC LENGTH OF 88.24 FEET, A DELTA ANGLE OF 03°20'33", A CHORD BEARING OF N86°03'21"E, AND A CHORD LENGTH OF 88.22 FEET; THENCE S88°58'14"E 202.32 FEET; THENCE S00°52'54"W 463.40 FEET; THENCE N88°58'16"W 82.31 FEET; THENCE N85°16'33"W 101.01 FEET; THENCE N88°14'35"W 354.10 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 47.11 FEET, A DELTA ANGLE OF 09°59'52", A CHORD BEARING OF N15°54'50"E, AND A CHORD LENGTH OF 47.05 FEET; THENCE N20°54'46"E 310.84 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 329.85 FEET, AN ARC LENGTH OF 96.56 FEET, A DELTA ANGLE OF 16°46'24", A CHORD BEARING OF N12°31'48"E, AND A CHORD LENGTH OF 96.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 209,154 SQUARE FEET OR 4.802 ACRES MORE OR LESS.

PARCEL 8

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 783.49 FEET AND S01°01'44"W 492.40 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S88°14'35"E 354.10 FEET; THENCE S85°16'33"E 101.01 FEET; THENCE S00°50'46"W 85.96 FEET; THENCE N89°09'14"W 301.44 FEET; THENCE S65°26'50"W 146.45 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 165.17 FEET, A DELTA ANGLE OF 35°03'02", A CHORD BEARING OF N06°36'36"W, AND A CHORD LENGTH OF 162.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 48,000 SQUARE FEET OR 1.102 ACRES MORE OR LESS.

PARCEL 9

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 1238.36 FEET AND S01°01'44"W 503.41 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S88°58'16"E 316.01 FEET; THENCE S00°31'45"W 401.92 FEET; THENCE S02°32'13"W 243.43 FEET; THENCE N88°56'24"W 2.00 FEET; THENCE N02°32'13"E 80.01 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N42°27'47"W, AND A CHORD LENGTH OF 28.28 FEET; THENCE N87°27'47"W 64.58 FEET; THENCE S01°03'36"W 102.16 FEET; THENCE N88°56'24"W 145.16 FEET; THENCE N00°52'54"E 180.38 FEET; THENCE S89°28'15"E 74.55 FEET; THENCE N00°31'45"E 133.64 FEET; THENCE N89°09'14"W 170.00 FEET; THENCE N00°31'45"E 100.00 FEET; THENCE N29°43'40"W 52.27 FEET; THENCE N00°50'46"E 100.00 FEET; THENCE S89°09'14"E 41.31 FEET; THENCE N00°50'46"E 85.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 166,802 SQUARE FEET OR 3.829 ACRES MORE OR LESS.

PARCEL 10

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 904.66 FEET AND S01°01'44"W 861.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE N81°43'31"E 162.72 FEET; THENCE S89°09'14"E 330.01 FEET; THENCE S00°31'45"W 133.64 FEET; THENCE N89°28'15"W 74.55 FEET; THENCE N00°52'54"E 84.05 FEET; THENCE N89°09'14"W 250.12 FEET; THENCE S81°50'46"W 147.25 FEET; THENCE N23°28'55"W 51.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,360 SQUARE FEET OR 0.697 ACRES MORE OR LESS.

PARCEL 11

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 1467.54 FEET AND S01°01'44"W 1046.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S87°27'47"E 64.58 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF S42°27'47"E, AND A CHORD LENGTH OF 28.28 FEET; THENCE S02°32'13"W 80.01 FEET; THENCE N88°56'24"W 81.98 FEET; THENCE N01°03'36"E 102.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,331 SQUARE FEET OR 0.191 ACRES MORE OR LESS.