

4
DOC # 20220005603

Notice Page 1 of 4
Gary Christensen Washington County Recorder
01/28/2022 12:08:37 PM Fee \$ 40.00
By FISHER & HUNTER, LLC



WHEN RECORDED, RETURN TO:

Nathan K. Fisher
444 East Tabernacle Suite B-201
St. George Utah 84770

NOTICE OF REINVESTMENT FEE COVENANT

NOTICE IS HEREBY GIVEN by Lakeside at Desert Sands Homeowners Association, Inc. (the "Association"), pursuant to Utah Code Ann. § 57-1-46(7), of the existence of a "Reinvestment Assessment" as more particularly set forth in Section 7.17 of the District Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements, and Bylaws for Lakeside at Desert Sands, (the "Original District Declaration"), recorded on December 2, 2021 as Document No. 20210076452 of Official Records of the Washington County, Utah Recorder's Office ("Official Records"), the terms of which are incorporated herein by this reference, which Declaration was amended by a First Amended and Completely Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements, and Bylaws for Lakeside at Desert Sands, (the "District Declaration"), recorded on the 13th day of January, 2022 as Document No. 20220002506, which affects those certain parcels of real property located in Hurricane City, Washington County, State of Utah, as further described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Burdened Property").

The name and current address of the beneficiary under such Reinvestment Fee Covenant is as follows:

Lakeside at Desert Sands Homeowners Association, Inc.
12227 Business Park Drive Suite 200
Draper, Utah 84020

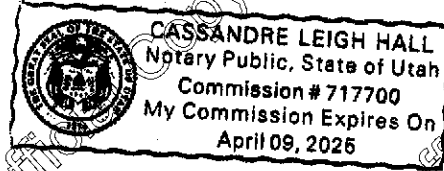
The burden of the Reinvestment Assessment is intended to run with the land and to bind successors in interest and assigns. The existence of the Reinvestment Association precludes the imposition of an additional reinvestment fee covenant on the Burdened Property. The Reinvestment Assessment shall continue in full force and effect until the District Declaration is terminated pursuant to the District Declaration. The Reinvestment Assessments shall become part of the Association's general fund to be utilized as necessary to benefit the Burdened Property, including payment for: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities, open space, recreational amenities; charitable purposes; or association expenses. The Reinvestment Assessment is required to benefit the Burdened Property and will not exceed .5% of the value of the burdened property.

DATED this 1st day of January, 2022.

SIGNATURES BEGIN ON NEXT PAGE

Lakeside at Desert Sands Homeowners Association, Inc.,
A Utah non-profit corporation

By: 
Jair Almaraz, Authorized Representative



STATE OF UTAH)
:ss
COUNTY OF WASHINGTON)

On the 1st day of January, 2022, the foregoing NOTICE OF REINVESTMENT FEE COVENANT was acknowledged before me by Jair Almaraz, in his capacity as the Authorized Representative of Lakeside at Desert Sands Homeowners Association, Inc.


Notary Public

EXHIBIT "A"**LEGAL DESCRIPTION OF THE****LAKESIDE AT DESERT SANDS PHASE 1**

The District Land described in the foregoing document as Lakeside at Desert Sands Phase 1 is located in Washington County, Utah and is described more particularly as follows:

LAKESIDE AT DESERT SANDS – PHASE 1 FINAL PLAT BOUNDARY

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 00°00'07" WEST 2081.925 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 00°00'07" WEST ALONG THE QUARTER SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 14) AND RUNNING THENCE NORTH 89°59'05" WEST 50.085 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°04'33", A DISTANCE OF 31.442 FEET; THENCE SOUTH 00°03'38" EAST 245.302 FEET; THENCE SOUTH 89°56'22" WEST 153.979 FEET; THENCE SOUTH 87°58'34" WEST 85.016 FEET; THENCE SOUTH 86°10'19" WEST 85.016 FEET; THENCE SOUTH 84°22'04" WEST 85.016 FEET; THENCE SOUTH 82°34'42" WEST 181.237 FEET; THENCE SOUTH 79°08'42" WEST 45.000 FEET; THENCE NORTH 10°51'18" WEST 4.550 FEET; THENCE SOUTH 79°08'42" WEST 129.667 FEET; THENCE SOUTH 14°04'17" EAST 11.370 FEET; THENCE SOUTH 76°41'28" WEST 174.148 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 76°41'28" WEST); THENCE ALONG THE ARC OF A 877.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°55'45", A DISTANCE OF 60.177 FEET; THENCE NORTH 17°14'17" WEST 266.343 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 17°39'46" EAST); THENCE ALONG THE ARC OF A 3035.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°40'41", A DISTANCE OF 936.416 FEET; THENCE SOUTH 89°59'05" EAST 593.431 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.270 FEET; THENCE SOUTH 89°59'05" EAST 3.000 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE SAND HOLLOW ROAD DEDICATION, RECORDED AS DOC. NO. 20090004967 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°00'55" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 128.000 FEET; THENCE NORTH 89°59'05" WEST 3.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 89°59'05" WEST); THENCE ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.270 FEET; THENCE NORTH 89°59'05" WEST 103.693 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 60.500 FOOT RADIUS CURVE TO THE RIGHT,

THROUGH A CENTRAL ANGLE OF 05°42'38", A DISTANCE OF 6.030 FEET; THENCE NORTH 84°16'27" WEST 75.411 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 39.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°42'38", A DISTANCE OF 3.937 FEET; THENCE NORTH 89°59'05" WEST 234.595 FEET TO THE POINT OF BEGINNING.

CONTAINS 366,826 SQ. FT., (8.421 ACRES)

8.412 acres within Section 14, T42S, R14W, SLB&M

Also Known as:

Lots 1 through 19 LAKESIDE AT DESERT SANDS PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Tax Serial Number: H- LADS -Lots 1-19