

Notice Page 1 of 3  
Gary Christensen Washington County  
Recorder  
03/02/2022 03:57:09 PM Fee \$40.00 By  
MILLER HARRISON LLC

WHEN RECORDED RETURN TO:

Desert Color St. George, LLC  
730 North 1500 West  
Orem, Utah 84058

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**NOTICE OF REINVESTMENT FEE COVENANT**

(Sage Haven Phase 1)

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Pursuant to Utah Code § 57-1-46(6), the Desert Color Community Master Association, Inc. ("**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, which is subject to the Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Terms and Reservations for Desert Color Community recorded with the Washington County Recorder on July 29, 2020 as Entry No. 20200039512, and any amendments or supplements thereto (the "**Declaration**").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by Section 6.15 of the Declaration (as may be amended), unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). The amount of the reinvestment fee may be set forth in the rules or through a Board resolution. The Burdened Property is part of a Large Master Planned Development, and the reinvestment fee may be assessed accordingly for such project type.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the **Desert Color Community** and **Sage Haven** plats that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Desert Color Community Master Association, Inc.  
205 E. Tabernacle St. Suite 2  
St. George, Utah 84770

The address of the beneficiary may change from time to time as updated on the Utah Department of Commerce Homeowner Associations Registry.

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of

any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual. The Association's members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

**IN WITNESS WHEREOF**, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Washington County Recorder.

DATED this 2nd day of March, 2022.



**DECLARANT**  
**DESERT COLOR ST. GEORGE, LLC**  
a Utah limited liability company,

By: [Signature]

Name: Michelle Danster

Its: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Washington )

On the 2nd day of March, 2022, personally appeared before me Michelle Danster who by me being duly sworn, did say that she/he is an authorized representative of Desert Color St. George, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]  
Notary Public

**EXHIBIT A**

Legal Description

All of **SAGE HAVEN PHASE 1 SUBDIVISION**, according to the official plat on file in the office of the Washington County Recorder as Entry No. 20220010903.

More particularly described as

BEGINNING AT A POINT THAT LIES NORTH 88°30'55" WEST ALONG THE SECTION LINE 800.89 FEET AND DUE SOUTH 920.23 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EASTERLY ALONG A 2038.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 73°16'25" EAST A DISTANCE OF 232.40 FEET), CENTER POINT LIES NORTH 13°27'28" WEST THROUGH A CENTRAL ANGLE OF 06°32'13", A DISTANCE OF 232.52 FEET; THENCE NORTH 19°59'41" WEST 141.30 FEET TO THE SOUTH LINE OF AUBURN HILLS PHASE 14C, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20210015389, THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 44°29'00" EAST 47.65 FEET, 2) NORTH 21°50'39" EAST 72.63 FEET AND 3) NORTH 67°13'33" EAST 149.93 FEET, TO THE SOUTH LINE OF AUBURN HILLS PHASE 3B, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20210023519, THENCE ALONG SAID LINE, EASTERLY ALONG A 200.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 73°04'12" EAST A DISTANCE OF 74.12 FEET), CENTER POINT LIES NORTH 27°36'32" EAST THROUGH A CENTRAL ANGLE OF 2°21'29", A DISTANCE OF 74.55 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 29°10'26" EAST 165.57 FEET, THENCE NORTHEASTERLY ALONG A 2049.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 60°04'40" EAST A DISTANCE OF 53.49 FEET), CENTER POINT LIES NORTH 29°10'27" WEST THROUGH A CENTRAL ANGLE OF 01°29'45", A DISTANCE OF 53.49 FEET; THENCE SOUTH 27°59'50" EAST 235.39 FEET; THENCE SOUTH 62°00'10" WEST 89.32 FEET; THENCE SOUTHEASTERLY ALONG A 548.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 46°38'34" EAST A DISTANCE OF 293.02 FEET), CENTER POINT LIES NORTH 58°51'52" EAST THROUGH A CENTRAL ANGLE OF 31°00'51", A DISTANCE OF 296.63 FEET; THENCE SOUTH 28°24'43" WEST 108.10 FEET; THENCE SOUTH 26°04'48" WEST 70.02 FEET; THENCE WESTERLY ALONG A 27.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 74°45'25" WEST A DISTANCE OF 37.78 FEET), CENTER POINT LIES SOUTH 28°08'16" WEST THROUGH A CENTRAL ANGLE OF 86°45'41", A DISTANCE OF 41.64 FEET; THENCE SOUTH 31°22'35" WEST 42.09 FEET; THENCE SOUTHERLY ALONG A 231.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 16°19'41" WEST A DISTANCE OF 119.95 FEET), CENTER POINT LIES SOUTH 58°37'25" EAST THROUGH A CENTRAL ANGLE OF 30°05'48", A DISTANCE OF 121.34 FEET; THENCE SOUTH 01°16'47" WEST 229.37 FEET; THENCE SOUTHEASTERLY ALONG A 21.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 43°43'13" EAST A DISTANCE OF 29.70 FEET), CENTER POINT LIES SOUTH 88°43'13" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 32.99 FEET; THENCE SOUTH 88°43'13" EAST 36.00 FEET; THENCE SOUTH 01°16'47" WEST 159.00 FEET; THENCE NORTH 88°43'13" WEST 703.00 FEET; THENCE NORTH 01°16'47" EAST 100.00 FEET; THENCE NORTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 43°43'13" WEST A DISTANCE OF 14.14 FEET), CENTER POINT LIES NORTH 88°43'13" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 01°16'47" EAST 60.00 FEET; THENCE NORTHEASTERLY ALONG A 10.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 46°16'47" EAST A DISTANCE OF 14.14 FEET), CENTER POINT LIES NORTH 01°16'47" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 01°16'47" EAST 200.00 FEET; THENCE NORTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 43°43'13" WEST A DISTANCE OF 14.14 FEET), CENTER POINT LIES NORTH 88°43'13" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 01°16'47" EAST 60.00 FEET; THENCE NORTHEASTERLY ALONG A 10.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 46°16'47" EAST A DISTANCE OF 14.14 FEET), CENTER POINT LIES NORTH 01°16'47" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET; THENCE NORTH 01°16'47" EAST 200.27 FEET; THENCE NORTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 43°43'17" WEST A DISTANCE OF 14.35 FEET), CENTER POINT LIES NORTH 88°43'13" WEST THROUGH A CENTRAL ANGLE OF 91°40'08", A DISTANCE OF 16.00 FEET; THENCE NORTH 00°23'21" WEST 60.00 FEET; THENCE EASTERLY ALONG A 570.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 87°23'50" EAST A DISTANCE OF 44.03 FEET), CENTER POINT LIES NORTH 00°23'21" WEST THROUGH A CENTRAL ANGLE OF 04°25'38", A DISTANCE OF 44.04 FEET; THENCE NORTH 04°48'59" WEST 110.00 FEET; THENCE NORTH 13°27'01" WEST 105.68 FEET, TO THE POINT OF BEGINNING.

CONTAINING 781,982 SQUARE FEET OR 17.95 ACRES.

**Parcel Numbers: Not yet assigned**