



WHEN RECORDED RETURN TO:

CW The Solis, LLC
1222 W. Legacy Crossing Blvd. Suite 6
Centerville, UT 84014

NOTICE OF REINVESTMENT FEE COVENANT

(Solis Phase 1)

Pursuant to Utah Code § 57-1-46(6), the Cottonwood Community Association (“**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 Master Declaration of Covenants, Conditions, and Restrictions for Cottonwood Community Association recorded with the Washington County Recorder on September 21, 2022 as Entry No. 20220043764, and any amendments or supplements thereto (the “**Declaration**”).

The Reinvestment Fee Covenant requires that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee is required to pay a reinvestment fee as established by the Association’s Board of Directors in the Association’s Rules in accordance with Section 8.14 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law. The amount of the reinvestment fee shall be made available to all interested parties upon request to the Association.

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 **Cottonwood Community Association** and the **Solis at Coral Canyon** plats that:

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

Cottonwood Community Association
1222 W. Legacy Crossing Blvd. Suite 6
Centerville, UT 84014

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 24 day of OCTOBER, 2022.

DECLARANT

COLE WEST HOME, LLC

a Utah limited liability company,

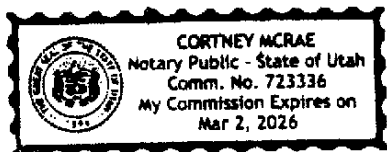
By: *[Signature]*

Name: Chris Winter

Its: Authorized Agent

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 24 day of OCTOBER, 2022, personally appeared before me CHRIS WINTER who by me being duly sworn, did say that she/he is an authorized representative of Cole West Home, 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 **SOLIS AT CORAL CANYON PHASE 1**, according to the official plat on file in the office of the Washington County Recorder.

Including: Lots 1 through 40, and HOA Tracts "A" through "E"

More particularly described as:

BEGINNING AT A POINT BEING SOUTH $00^{\circ}32'42''$ EAST 1,022.12 FEET ALONG THE CENTER SECTION LINE AND EAST 265.66 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH $81^{\circ}01'28''$ EAST 113.20 FEET;

THENCE NORTH $08^{\circ}58'32''$ EAST 15.56 FEET;

THENCE NORTH $84^{\circ}31'48''$ EAST 66.62 FEET;

THENCE SOUTHEAST 37.80 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH $84^{\circ}23'49''$ EAST, LONG CHORD BEARS SOUTH $37^{\circ}42'38''$ EAST 34.30 FEET WITH A CENTRAL ANGLE OF $86^{\circ}37'39''$);

THENCE SOUTH $81^{\circ}01'28''$ EAST 82.56 FEET;

THENCE EAST 8.08 FEET ALONG AN ARC OF A 172.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH $08^{\circ}58'32''$ EAST, LONG CHORD BEARS SOUTH $82^{\circ}22'00''$ EAST 8.08 FEET WITH A CENTRAL ANGLE OF $02^{\circ}41'04''$);

THENCE SOUTH $06^{\circ}17'28''$ WEST 130.33 FEET;

THENCE SOUTH $09^{\circ}02'10''$ WEST 357.13 FEET;

THENCE SOUTH $10^{\circ}17'26''$ EAST 112.43 FEET;

THENCE SOUTH $15^{\circ}37'06''$ EAST 26.22 FEET;

THENCE SOUTH $53^{\circ}08'47''$ EAST 97.90 FEET;

THENCE NORTH $45^{\circ}58'06''$ EAST 175.32 FEET;

THENCE NORTHEAST 42.16 FEET ALONG AN ARC OF A 77.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH $44^{\circ}01'54''$ WEST, LONG CHORD BEARS NORTH $30^{\circ}23'05''$ EAST 41.64 FEET WITH A CENTRAL ANGLE OF $31^{\circ}10'02''$);

THENCE NORTH $14^{\circ}48'04''$ EAST 162.89 FEET;

THENCE SOUTH $75^{\circ}11'56''$ EAST 150.00 FEET;

THENCE SOUTH $14^{\circ}48'04''$ WEST 23.26 FEET;

THENCE SOUTH $75^{\circ}11'56''$ EAST 95.18 FEET;

THENCE SOUTH $17^{\circ}42'52''$ WEST 3.50 FEET;

THENCE SOUTH $14^{\circ}48'04''$ WEST 33.98 FEET;

THENCE SOUTH $75^{\circ}11'56''$ EAST 96.19 FEET;

THENCE SOUTH $13^{\circ}12'27''$ WEST 25.56 FEET TO THE NORTHERLY CORNER OF HIGHLAND PARK PHASE 1 AT THE CORAL CANYON COMMUNITY AS FOUND AT THE WASHINGTON COUNTY RECORDER'S OFFICE;

THENCE SOUTHWESTERLY THE FOLLOWING (3) COURSES ALONG THE NORTHERLY LINE OF SAID HIGHLAND PARK PHASE 1 AT THE CORAL CANYON COMMUNITY;

THENCE SOUTHWEST 264.03 FEET ALONG AN ARC OF A 467.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH $81^{\circ}54'29''$ WEST, LONG CHORD BEARS SOUTH $24^{\circ}16'17''$ WEST 260.54 FEET WITH A CENTRAL ANGLE OF $32^{\circ}21'32''$);

THENCE SOUTH $40^{\circ}27'03''$ WEST 267.97 FEET;

THENCE SOUTH $72^{\circ}56'16''$ WEST 685.35 FEET;

THENCE NORTH $40^{\circ}28'45''$ WEST 327.21 FEET;

THENCE NORTH $46^{\circ}25'46''$ WEST 171.31 FEET;

THENCE NORTH $04^{\circ}14'38''$ WEST 576.08 FEET;

THENCE NORTH $13^{\circ}25'06''$ WEST 148.88 FEET;

THENCE NORTH $76^{\circ}34'54''$ EAST 541.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 993,768 SQUARE FEET OR 22.81 ACRES.

Parcel Numbers: Not yet assigned