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DOC # 20230020780

Notice Page 1 of 4
Gary Christensen Washington County Recorder
07/12/2023 12:55:27 PM Fee \$ 40.00
By COLE WEST HOME LLC

WHEN RECORDED RETURN TO:

Cole West Home, LLC
1222 W. Legacy Crossing Blvd. Suite 6
Centerville, UT 84014



NOTICE OF REINVESTMENT FEE COVENANT

(Rise Phases 1A & 1B)

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 **Rise 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 12 day of July, 2023.

DECLARANT
COLE WEST HOME, LLC
a Utah limited liability company,

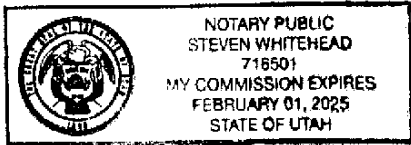
By: [Signature]

Name: Jackie Walkington

Its: Authorized Agent

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 12 day of JULY, 2023, personally appeared before me JACKIE WALKINGTON 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 **RISE AT CORAL CANYON PHASE 1A**, according to the official plat on file in the office of the Washington County Recorder.

Including: Units 1 through 42

More particularly described as:

BEGINNING AT A POINT THAT LIES SOUTH 01°05'53" WEST 1,401.26 FEET ALONG THE SECTION LINE AND WEST 1,344.09 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 35°14'24" WEST 78.64 FEET; THENCE SOUTH 21°00'23" WEST 50.00 FEET; THENCE NORTH 68°59'37" WEST 50.04 FEET; THENCE WESTERLY ALONG A 367.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 21°00'23" WEST) THROUGH A CENTRAL ANGLE OF 18°59'36", A DISTANCE OF 121.66 FEET; THENCE SOUTH 04°24'20" EAST 137.32 FEET; THENCE SOUTH 87°27'28" WEST 176.79 FEET; THENCE SOUTH 82°51'12" WEST 60.12 FEET; THENCE SOUTH 44°50'45" WEST 62.62 FEET; THENCE NORTH 48°57'51" WEST 223.31 FEET TO THE SOUTHEASTERLY LINE OF TELEGRAPH STREET AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND A 1,744.48 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 48°57'51" EAST) THROUGH A CENTRAL ANGLE OF 10°14'47", A DISTANCE OF 311.97 FEET; THENCE NORTH 51°16'56" EAST ALONG SAID SOUTHEASTERLY LINE 531.70 FEET; THENCE SOUTH 39°18'33" EAST 77.48 FEET; THENCE NORTH 50°30'55" EAST 78.87 FEET; THENCE SOUTH 39°29'05" EAST 123.10 FEET; THENCE SOUTH 50°30'55" WEST 65.14 FEET; THENCE SOUTH 47°43'12" WEST 19.45 FEET; THENCE SOUTH 43°02'58" WEST 113.25 FEET; THENCE SOUTH 21°30'35" WEST 27.50 FEET; THENCE SOUTH 07°11'17" EAST 48.63 FEET; THENCE: SOUTH 07°25'42" WEST 114.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.76 ACRES

Parcel Numbers: Not yet assigned

All of **RISE AT CORAL CANYON PHASE 1B**, according to the official plat on file in the office of the Washington County Recorder.

Including: Units 43 through 68

More particularly described as:

BEGINNING AT A POINT THAT LIES SOUTH 01°05'53" WEST 1,370.95 FEET ALONG THE SECTION LINE AND WEST 1,003.01 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING, THENCE SOUTH 30°22'04" WEST 44.81 FEET; THENCE SOUTH 17°46'08" WEST 228.70 FEET; THENCE SOUTH 30°42'42" WEST 74.94 FEET; THENCE SOUTH 71°04'53" WEST 63.82 FEET; THENCE NORTH 86°57'51" WEST 140.23 FEET; THENCE NORTH 65°24'07" WEST 179.28 FEET; THENCE NORTH 70°18'41" WEST 69.73

FEET TO THE EASTERLY LINE OF RISE AT CORAL CANYON PHASE 1A; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING ELEVEN (11) COURSES: 1) NORTH 04°24'20" WEST 137.32 FEET, 2) EASTERLY ALONG A 367.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 02°00'47" WEST) THROUGH A CENTRAL ANGLE OF 18°59'36", A DISTANCE OF 121.66 FEET, 3) SOUTH 68°59'37" EAST 50.04 FEET, 4) NORTH 21°00'23" EAST 50.00 FEET, 5) NORTH 35°14'24" EAST 78.64 FEET, 6) NORTH 07°25'42" EAST 114.60 FEET, 7) NORTH 07°11'17" WEST 48.63 FEET, 8) NORTH 21°30'35" EAST 27.50 FEET, 9) NORTH 43°02'58" EAST 113.25 FEET, 10) NORTH 47°43'12" EAST 19.45 FEET, AND 11) NORTH 50°30'55" EAST 65.14 FEET; THENCE SOUTH 39°29'05" EAST 127.83 FEET; THENCE SOUTH 50°30'11" WEST 75.81 FEET; THENCE SOUTH 35°25'10" EAST 66.72 FEET; THENCE SOUTH 52°02'18" EAST 151.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.26 ACRES

Parcel Numbers: Not yet assigned