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DOC # 20230023929

Notice Page 1 of 4
Gary Christensen Washington County Recorder
08/09/2023 04:14:21 PM Fee \$ 40.00
By ARANCIO POINT HOA



WHEN RECORDED RETURN TO:
Arancio Point Homeowners Association
c/o Community Association Management
PO Box 3333; St. George, UT 84770
435-674-2002
disclosure@hoaliving.com

Space Above for Recorder's Use Only

Phases: Arancio Point at Divario Phase 1 & Arancio Point at Divario Phase 2
All future Phases, Lots and/or Units

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Arancio Point is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact the Registered Agent or Primary Contact listed on the Utah Homeowner Associations Registry. At time of recording: **Community Association Management; PO Box 3333; St. George, UT 84770.** The phone number is **435-674-2002.** The email address is **disclosure@hoaliving.com.**

This notice affects the parcels referenced above and any subsequent parcels added to the community via appropriate expansion documentation.

ADDITIONALLY, please note that the Buyer or Seller of a Lot or Unit at Arancio Point shall be required to pay to the Arancio Point Homeowners Association at the time of closing or settlement of the sale of his or her Lot or Unit a Reinvestment Fee in a sum to be determined by the governing board.

This is not a large master planned development. The amount of the Reinvestment Fee may not exceed .5% of the value of the Lot or Unit at the time of closing unless the Lot or Unit is part of a large master planned development and shall comply with the requirements of Utah Code Ann., Section 57-1-46(5) (2010) as amended or supplemented.

The name of the association of owners responsible for the collection and management of the Reinvestment Fee is the Arancio Point Homeowners Association (the "Association") and the address at the time of recording is c/o **Community Association Management; PO Box 3333; St. George, UT 84770.** The phone number is **435-674-2002.** The email address is **disclosure@hoaliving.com.**

The Reinvestment Fee Covenant is intended to run with the Land and to bind successors in interest and assigns thereof.

The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Land or any Lot.

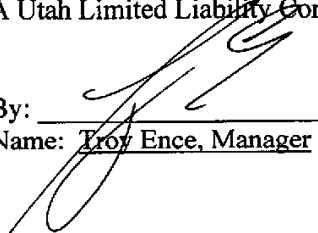
The duration of the Reinvestment Fee Covenant is ongoing until amended or supplemented.

The purpose of the Reinvestment Fee is limited to one or more of the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; or association expenses (including, but not limited to, administrative set-up fees).

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the burdened property.

IN WITNESS WHEREOF, the undersigned has executed this notice the 26th day of June, 2023.

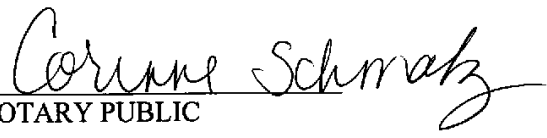
FACTION, LLC,
A Utah Limited Liability Company

By: 
Name: Troy Ence, Manager

ACKNOWLEDGMENT

STATE OF UTAH)
)ss:
COUNTY OF Washington)

On the 26th day of June, 20 23 personally appeared before me Troy Ence, who by me being duly sworn, did say that he is the Manager of Faction, LLC a Utah Limited Liability Company, the Declarant of the Arancio Point Homeowners Association and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Directors, and said Troy Ence duly acknowledged to me that said Association authorized the same.


NOTARY PUBLIC

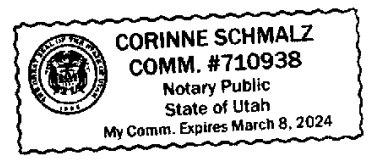


EXHIBIT A
LEGAL DESCRIPTION

Phase 1

All Lots within Arancio Point at Divario Phase 1A Subdivision, being Lots SG-APD-1-10 through SG-APD-1-48, inclusive.

BEGINNING AT A POINT ON THE CENTER SECTION LINE, SAID POINT BEING NORTH 01°50'40" EAST 2924.50 FEET FROM SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 01°50'40" EAST 537.69 FEET ALONG SAID CENTER SECTION LINE; THENCE NORTH 24°54'51" EAST 246.14 FEET; THENCE NORTH 77°42'11" EAST 106.75 FEET; THENCE SOUTH 76°29'03" EAST 112.92 FEET; THENCE SOUTH 85°09'03" EAST 90.11 FEET; THENCE SOUTH 88°03'17" EAST 85.41 FEET; THENCE NORTH 34°55'19" EAST 37.86 FEET; THENCE NORTH 55°04'41" WEST 8.00 FEET; THENCE NORTH 34°55'19" EAST 30.15 FEET; THENCE NORTH 28°56'07" EAST 8.00 FEET; THENCE SOUTH 61°37'47" EAST 8.00 FEET; THENCE NORTH 28°22'13" EAST 36.63 FEET; THENCE NORTH 61°37'47" WEST 8.00 FEET; THENCE NORTH 28°22'13" EAST 150.11 FEET; THENCE NORTH 16°21'19" EAST 10.28 FEET; THENCE SOUTH 73°38'41" EAST 8.00 FEET; THENCE NORTH 16°21'19" EAST 50.14 FEET; THENCE SOUTH 84°15'14" EAST 220.97 FEET; THENCE SOUTH 70°53'04" EAST 191.50 FEET; THENCE SOUTH 19°30'26" WEST 128.36 FEET; THENCE SOUTHEAST 53.77 FEET ALONG AN ARC OF A 272.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 43°48'01" WEST, LONG CHORD BEARS SOUTH 40°32'48" EAST 53.69 FEET WITH A CENTRAL ANGLE OF 11°18'23"); THENCE SOUTHEAST 82.80 FEET ALONG AN ARC OF A 227.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 55°06'24" EAST, LONG CHORD BEARS SOUTH 45°19'12" EAST 82.34 FEET WITH A CENTRAL ANGLE OF 20°51'11"); THENCE SOUTH 55°44'47" EAST 24.90 FEET TO THE WESTERLY LINE OF SENTIERI CANYON AT DIVARIO AMENDED & EXTENDED; THENCE SOUTH 34°15'13" WEST 45.00 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 55°44'47" WEST 24.90 FEET; THENCE NORTHWEST 89.24 FEET ALONG AN ARC OF A 275.45 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 34°21'18" EAST, LONG CHORD BEARS NORTH 46°21'51" WEST 88.85 FEET WITH A CENTRAL ANGLE OF 18°33'43"); THENCE SOUTH 59°25'38" WEST 108.16 FEET; THENCE NORTH 55°16'20" WEST 78.28 FEET; THENCE NORTH 31°32'57" EAST 4.01 FEET; THENCE NORTH 61°37'47" WEST 24.00 FEET; THENCE SOUTH 28°22'13" WEST 247.50 FEET; THENCE NORTH 61°37'47" WEST 66.61 FEET; THENCE SOUTH 28°22'13" WEST 166.19 FEET; THENCE SOUTH 65°05'09" EAST 8.01 FEET; THENCE SOUTH 28°22'13" WEST 26.44 FEET; THENCE SOUTH 18°18'42" WEST 152.22 FEET; THENCE NORTH 71°41'18" WEST 8.00 FEET; THENCE SOUTH 18°18'42" WEST 88.97 FEET; THENCE SOUTH 71°41'18" EAST 8.00 FEET; THENCE SOUTH 18°18'42" WEST 66.39 FEET; THENCE SOUTH 11°12'10" WEST 78.16 FEET; THENCE SOUTHEAST 63.77 FEET ALONG AN ARC OF A 432.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 43°03'09" WEST, LONG CHORD BEARS SOUTH 42°43'24" EAST 63.71 FEET WITH A CENTRAL ANGLE OF 08°26'54"); THENCE SOUTHEAST 139.65 FEET ALONG AN ARC OF A 287.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 51°30'03" EAST, LONG CHORD BEARS SOUTH 52°24'54" EAST 138.29 FEET WITH A CENTRAL ANGLE OF 27°49'54") TO THE WESTERLY LINE OF SENTIERI CANYON AT DIVARIO AMENDED & EXTENDED; THENCE SOUTH 23°40'09" WEST 45.00 FEET ALONG SAID WESTERLY LINE; THENCE NORTHWEST 161.51 FEET ALONG AN ARC OF A 332.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 23°40'09" EAST, LONG CHORD BEARS NORTH 52°24'54" WEST 159.93 FEET WITH A CENTRAL ANGLE OF 27°49'54"); THENCE NORTHWEST 112.13 FEET ALONG AN ARC OF A 387.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 51°30'03" WEST, LONG CHORD BEARS NORTH

46°47'20" WEST 111.74 FEET WITH A CENTRAL ANGLE OF 16°34'46"); THENCE WEST 47.84 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 34°55'17" WEST, LONG CHORD BEARS SOUTH 70°05'49" WEST 40.87 FEET WITH A CENTRAL ANGLE OF 109°38'55"); THENCE NORTH 53°05'32" WEST 47.45 FEET; THENCE NORTHWEST 39.88 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 68°54'22" WEST, LONG CHORD BEARS NORTH 24°36'32" WEST 35.79 FEET WITH A CENTRAL ANGLE OF 91°24'20"); THENCE WEST 80.91 FEET ALONG AN ARC OF A 387.50 FOOT RADIUS CURVE TO THE LEFT (CENTER SEARS SOUTH 19°41'18" WEST, LONG CHORD BEARS NORTH 76°17'35" WEST 80.76 FEET WITH A CENTRAL ANGLE OF 11°57'46"); THENCE WEST 24.23 FEET ALONG AN ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 07°43'32" WEST, LONG CHORD BEARS NORTH 89°12'55" WEST 24.17 FEET WITH A CENTRAL ANGLE OF 13°52'55"); THENCE SOUTH 02°13'17" WEST 105.02 FEET THENCE NORTH 88°09'23" WEST 201.58 FEET TO THE POINT OF BEGINNING.

Phase 2

All Lots within Arancio Point at Divario Phase 2 Subdivision, being Lots SG-APD-2-1 through SG-APD-2-9, inclusive.

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALI LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 01°50'40" EAST 266.37 FEET ALONG SAID CENTER SECTION LINE TO THE SOUTHWEST CORNER OF ARANCIO POINT AT DIVARIO PHASE 1 THENCE EASTERLY THE FOLLOWING (9) COURSES ALONG THE SOUTHERLY LINE OF SAID ARANCIO POINT AT DIVARIO PHASE 1; THENCE SOUTH 88°09'23" EAST 201.58 FEET ALONG SAID ARANCIO POINT AT DIVARIO PHASE 1, THE FOLLOWING 8 COURSES; THENCE NORTH 02°13'17" EAST 105.02 FEET; THENCE EAST 24.23 FEET ALONG AN ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 06°09'23" EAST, LONG CHORD BEARS SOUTH 89°12'55" EAST 24.17 FEET WITH A CENTRAL ANGLE OF 13°52'55"); THENCE EAST 80.91 FEET ALONG AN ARC OF A 387.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 07°43'32" WEST, LONG CHORD SEARS SOUTH 76°17'35" EAST 80.76 FEET WITH A CENTRAL ANGLE OF 11°57'46"); THENCE SOUTHEAST 39.88 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 19°41'18" WEST, LONG CHORD BEARS SOUTH 24°36'32" EAST 35.79 FEET WITH A CENTRAL ANGLE OF 91°24'20"); THENCE SOUTH 53°05'32" EAST 47.45 FEET; THENCE EAST 47.84 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 74°43'38" EAST, LONG CHORD SEARS NORTH 70°05'49" EAST 40.87 FEET WITH A CENTRAL ANGLE OF 109°38'55"); THENCE SOUTHEAST 73.82 FEET ALONG AN ARC OF A 387.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 34°55'17" WEST, LONG CHORD BEARS SOUTH 49°37'16" EAST 73.71 FEET WITH A CENTRAL ANGLE OF 10°54'55"); THENCE SOUTH 11°12'10" FEET 140.95 FEET; THENCE SOUTH 57°04'18" WEST 144.50 FEET; THENCE SOUTH 50°38'39" WEST 233.27 FEET; THENCE SOUTH 59°13'56" WEST 48.25 FEET; THENCE NORTH 52°47'03" WEST 120.34 FEET TO SAID CENTER SECTION LINE; THENCE NORTH 01°50'31" EAST 66.33 FEET ALONG SAID CENTER SECTION LINE TO THE POINT OF BEGINNING.