



WHEN RECORDED, RETURN TO :

Cherokee Springs RV Park Owners Association
c/o CMS
321 N. Mall Dr. Ste R-250
St. George, UT 84790
435-229-4740
cmsutah95@gmail.com

Parcels #s: W-CSP-1 through W-CSP-55

(Subdivision: CHEROKEE SPRINGS RV PARK (W) LOTS: 1 through 55)

Parcels #s: W-CSP-2-75 through W-CSP-2-94

(Subdivision: CHEROKEE SPRINGS RV PARK 2 (W) LOTS: 75 through 94)

Parcels #s: W-CSP-3-95 through W-CSP-130, and W-CSP-3-160

(Subdivision: CHEROKEE SPRINGS RV PARK 3 (W) LOTS: 95 through 130, and Lot 160)

Parcels #s: W-CSP-4-131 through W-CSP-4-147

(Subdivision: CHEROKEE SPRINGS RV PARK 4 (W) LOTS: 131 through 147)

Parcels #s: W-CSP-5-56 through W-CSP-5-74 and W-CSP-148 through W-CSP-5-157

(Subdivision: CHEROKEE SPRINGS RV PARK 5 (W) LOTS: 56 through 74 and (W) (Lots 148 through 157)

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

This Notice Rescinds and Replaces Prior Notice Recorded as Document # 20120009128, recorded 3-22-12

Each Lot or Unit in **Cherokee Springs RV Owners Association** is subject to recurring assessments. Escrow agents, Title Companies, Realtors, Brokers, or others desiring current information and status of assessments any lot within the Association should contact **Community Management Specialists, LLC, 321 N. Mall Dr. Ste R-250, St. George, UT 84790. The telephone number of CMS is 435-229-4740. The email address is cmsutah95@gmail.com.**

This notice attaches to the parcels referenced above and any subsequent parcels annexed to the property through appropriate documentation.

ADDITIONALLY, please note that the buyer and seller of a lot or unit within Cherokee Springs RV Owners Association shall be required to pay to the Association, at the time of closing, or settlement of the transfer of ownership of any lot, a Reinvestment Fee, in the amount as determined by the Governing Board of Trustees, As of October 15, 2023, and thereafter, until otherwise changed, the fee is 1/2 of 1% of the sales price of the lot, (calculated as Sale Price X .005).

The Association is not within the definition of a large master planned community or development, therefore 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 value of the lot is defined as the sales price of the Lot or Unit.

The Reinvestment Fees are paid for the benefit of Cherokee Springs RV Owners Association and remain a burden upon the lots referenced above, and all successors in interest and assignees thereof. The party responsible for the collection of the Reinvestment Fee, for the benefit of the Association, is **Community Management Specialists, LLC, 321 N. Mall Dr. Ste R-250, St. George, UT 84790. The phone umber is 435-229-4740 and the email address is cmsutah95@gmail.com.**

The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Land or Lot and the duration of the Reinvestment Fee Covenant shall be on-going and perpetual until amended or supplemented.

The purpose of the Reinvestment Fee is limited to one or more of the following purposes and uses: common area planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; common open space; recreational amenities; association operational expenses related to the foregoing, and administrative fees associated with the change of ownership and collection of the Reinvestment fee.

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

IN WITNESS WHEREOF, the Association has executed this notice on the 16th day of October 2023.

CHEROKEE SPRINGS RV OWNERS ASSOCIATION

By *Brian Taylor*
Name: Brian Taylor
Title: Authorized Representative, Registered Agent

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

On the 16th day of October, personally appeared before me, Brian Taylor, who by me, being duly sworn, did say that he is the Authorized Representative/Registered Agent of Cherokee Springs RV Owners Association, and that the within and foregoing notice was signed in behalf of the Association, and by authority of its Board of Trustees, and Brian Taylor duly acknowledged to me that said Association authorized the same.

Nancy Bennett
NOTARY PUBLIC

