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DOC # 20230033074

Notice Page 1 of 5
Gary Christensen Washington County Recorder
11/02/2023 03:54:16 PM Fee \$ 40.00
By FISHER & HUNTER LLC

WHEN RECORDED, RETURN TO:
Nathan K. Fisher
444 East Tabernacle Suite B-201
St. George Utah 84770



NOTICE OF REINVESTMENT FEE COVENANT

NOTICE IS HEREBY GIVEN by Sendera At Sienna Hills Homeowners Association, Inc. (the "Association"), pursuant to Utah Code Ann. § 57-1-46(7), of the existence of a "Reinvestment Assessment" as more particularly set forth in Section 7q of the First Amended and Completely Restated District Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements, and Bylaws for Sendera at Sienna Hills, (a part of the Expandable Sienna Hills Planned Mixed Use Development (the "District Declaration"), recorded on November 2nd, 2023 as Document No. 20230033073, of Official Records of the Washington County, Utah Recorder's Office ("Official Records"), the terms of which are incorporated herein by this reference, which Declaration affects those certain parcels of real property located in Washington City, Washington County, State of Utah, as further described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Burdened Property").

The name and current address of the beneficiary under such Reinvestment Fee Covenant is as follows:

Sendera At Sienna Hills Homeowners Association, Inc.
C/O Community Association Management
20 N. Mainstreet #100
St. George, Utah 84790

The burden of the Reinvestment Assessment is intended to run with the land and to bind successors in interest and assigns. The existence of the Reinvestment Association precludes the imposition of an additional reinvestment fee covenant on the Burdened Property. The Reinvestment Assessment shall continue in full force and effect until the Declaration is terminated pursuant to the Declaration. The Reinvestment Assessments shall become part of the Association's general fund to be utilized as necessary to benefit the Burdened Property, including payment for: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities, open space; recreational amenities; charitable purposes; or association expenses. The Reinvestment Assessment is required to benefit the Burdened Property and will not exceed .5% of the value of the burdened property.

SIGNATURES BEGIN ON NEXT PAGE

Sendera at Sienna Hills Notice of Reinvestment Fee Covenant

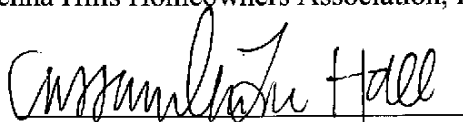
DATED this 31st day of October, 2023.

Sendera At Sienna Hills Homeowners Association, Inc.,
A Utah non-profit corporation

By: 
Jair Almaraz, Board Member

STATE OF UTAH)
) :ss
COUNTY OF WASHINGTON)

On the 31st day of October, 2023, the foregoing NOTICE OF REINVESTMENT FEE COVENANT was acknowledged before me by Jair Almaraz, in his capacity as a member of the Board of Directors of Sendera At Sienna Hills Homeowners Association, Inc.


Notary Public

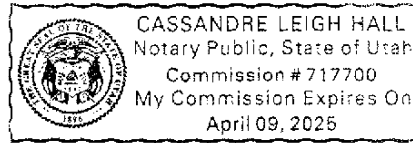


EXHIBIT "A"

**LEGAL DESCRIPTION OF THE
SENDERA AT SIENNA HILLS PROPERTY**

The District Land described in the foregoing document as the Sendera at Sienna Hills is located in Washington County, Utah and is described more particularly as follows:

SENDERA AT SIENNA HILLS PHASE 1

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF PASEOS AT SIENNA HILLS PHASE 4 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; POINT ALSO BEING N1°01'40"E 1373.66 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION, AND S88°58'20"E 1278.64 FEET AND RUNNING THENCE N0°20'37"E 108.63 FEET; THENCE N12°37'43"E 185.09 FEET TO THE POINT OF A 393.57 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 41.36 FEET THROUGH A CENTRAL ANGLE OF 6°01'18"; THENCE N6°36'25"E 105.82 FEET TO THE POINT OF A 250.57 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 47.21 FEET THROUGH A CENTRAL ANGLE OF 10°47'43"; THENCE N4°11'19"W 176.49 FEET; THENCE N85°48'41"E 89.46 FEET; THENCE N4°11'19"W 5.79 FEET; THENCE N85°48'41"E 53.50 FEET; THENCE S4°11'19"E 29.24 FEET; THENCE N87°58'50"E 314.60 FEET; THENCE N2°01'09"W 26.99 FEET; THENCE N86°05'25"E 53.44 FEET TO THE POINT OF A 167.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S86°05'25"W; THENCE ALONG THE ARC OF SAID CURVE 5.51 FEET THROUGH A CENTRAL ANGLE OF 1°53'26"; THENCE S2°01'09"E 13.08 FEET; THENCE N87°58'51"E 89.40 FEET; THENCE S2°01'09"E 382.10 FEET; THENCE S57°02'42"E 86.90 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PASEOS AT SIENNA HILLS PHASE 3 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE RUNNING ALONG SAID BOUNDARY THE FOLLOWING SIXTEEN (16) COURSES: (1) S60°33'56"W 43.33 FEET (2) TO THE POINT OF A 230.51 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S4°06'11"W; THENCE ALONG THE ARC OF SAID CURVE 22.87 FEET THROUGH A CENTRAL ANGLE OF 5°41'04"; (3) THENCE S88°25'07"W 51.52 FEET; (4) THENCE S11°41'22"E 38.86 FEET; (5) THENCE S87°57'05"W 88.36 FEET (6) TO THE POINT OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S87°58'51"W; THENCE ALONG THE ARC OF SAID CURVE 37.47 FEET THROUGH A CENTRAL ANGLE OF 85°53'09"; (7) THENCE S6°08'00"E 34.00 FEET (8) TO THE POINT OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S6°08'00"E; THENCE ALONG THE ARC OF SAID CURVE 11.92 FEET THROUGH A CENTRAL ANGLE OF 4°33'07"; (9) THENCE N88°25'07"E 50.86 FEET; (10) THENCE S1°34'53"E 90.00 FEET; (11) THENCE N88°25'07"E

72.50 FEET; (12) THENCE S73°35'07"E 55.08 FEET; (13) THENCE S40°00'59"E 68.90 FEET; (14) THENCE S26°40'40"E 44.51 FEET; (15) THENCE S22°32'40"W 37.23 FEET; (16) THENCE S67°41'50"W 338.08 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PASEOS AT SIENNA HILLS PHASE 2 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE RUNNING ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) TO THE POINT OF A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N40°12'39"E; THENCE ALONG THE ARC OF SAID CURVE 31.50 FEET THROUGH A CENTRAL ANGLE OF 13°52'56"; (2) TO THE POINT OF A 580.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 40.12 FEET THROUGH A CENTRAL ANGLE OF 3°57'47"; TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PASEOS AT SIENNA HILLS PHASE 4 SUBDIVISION, THENCE RUNNING ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) TO THE POINT OF A 580.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 143.28 FEET THROUGH A CENTRAL ANGLE OF 14°09'16"; (2) TO THE POINT OF A 440.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 189.69 FEET THROUGH A CENTRAL ANGLE OF 24°42'03"; (3) TO THE POINT OF A 25.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 39.86 FEET THROUGH A CENTRAL ANGLE OF 91°21'12"; (4) THENCE N12°37'43"E 10.13 FEET; (5) THENCE N77°22'17"W 39.00 FEET; (6) THENCE S12°37'43"W 20.83 FEET (7) TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 34.22 FEET THROUGH A CENTRAL ANGLE OF 78°25'21"; (8) THENCE N88°56'56"W 44.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 482,261 SQ FT OR 11.07 ACRES MORE LESS

SENDERA AT SIENNA HILLS PHASE 2

BEGINNING AT NORTHWEST CORNER OF SENDERA AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; POINT ALSO BEING N1°01'40"E 2032.69 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION, AND S88°58'20"E 1315.13 FEET AND RUNNING THENCE N4°11'19"W 149.90 FEET TO THE POINT OF A 1106.43 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 243.03 FEET THROUGH A CENTRAL ANGLE OF 12°35'06"; TO THE POINT OF A 256.43 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 690.16 FEET THROUGH A CENTRAL ANGLE OF 154°12'22"; THENCE S17°23'50"E 211.86 FEET TO THE POINT OF A 406.43 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 38.02 FEET THROUGH A CENTRAL ANGLE OF 5°21'35"; THENCE S12°02'15"E

124.04 FEET TO THE POINT OF A 256.43 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 44.84 FEET THROUGH A CENTRAL ANGLE OF 10°01'06"; THENCE S2°01'09"E 13.08 FEET TO THE NORTHEAST CORNER OF SAID SENDERA AT SIENNA HILLS PHASE 1 SUBDIVISION: THENCE RUNNING ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TEN (10) COURSES: (1) S87°58'51"W 89.40 FEET; (2) THENCE N2°01'09"W 13.08 FEET (3) TO THE POINT OF A 167.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 5.51 FEET THROUGH A CENTRAL ANGLE OF 1°53'26"; (4) THENCE S86°05'25"W 53.44 FEET; (5) THENCE S2°01'09"E 26.99 FEET; (6) THENCE S87°58'50"W 314.60 FEET; (7) THENCE N4°11'19"W 29.24 FEET; (8) THENCE S85°48'41"W 53.50 FEET; (9) THENCE S4°11'19"E 5.79 FEET; (10) THENCE S85°48'41"W 89.46 FEET TO THE POINT OF BEGINNING.

CONTAINS 307,368 SQ FT OR 7.06 ACRES MORE LESS

Also Known as:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, SENDERA at Sienna Hills Phase 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Tax Serial Number: W-SASH-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93 Sendera at Sienna Hills Phase 1, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, State of Utah.

Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, SENDERA at Sienna Hills Phase 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Tax Serial Number: W-SASH-2-19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131 Sendera at Sienna Hills Phase 2, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, State of Utah