

3

DOC # 20240010752

Notice Page 1 of 3  
Gary Christensen Washington County Recorder  
04/09/2024 10:36:33 AM Fee \$ 40.00  
By LA MIRAGE HOA



After recording mail to:  
La Mirage Homeowners Association  
PO Box 179  
Lehi, UT 84043

## NOTICE OF REINVESTMENT FEE COVENANT OF LA MIRAGE CONDOMINIUMS, PHASES 1 & 2

**WHEREAS**, the Members of the La Mirage Condominiums, phases 1 & 2 Homeowners Association (the "Association") have voted to approve the Fourth Amendment to the Declaration of Covenants, Conditions, and Restrictions ("Fourth Amendment"); and

**WHEREAS**, the Fourth Amendment contains a reinvestment fee covenant, which obligates future buyers or sellers of any real property in the La Mirage Condominiums ("Property") to pay the Association, upon and as a result of a transfer of any portion of the Property, a fee that is dedicated to benefitting the Association; and

**WHEREAS**, the reinvestment fee covenant is unenforceable unless a notice of reinvestment fee covenant, separate from the reinvestment fee covenant itself, is recorded with the office of the county recorder in which any of the real property burdened by the reinvestment fee covenant is located.

**KNOW ALL PERSONS:** The Management Committee of the La Mirage Condominiums, phases 1 & 2, hereby authorizes its representative, Advanced Community Services, PO Box 179, Lehi, UT 84043 to collect this fee on their behalf. The fee shall be determined by the Management Committee pursuant to Utah Code 57-1-46. At the date of this recording, Advanced Community Services is to be contacted in all regards with respect to this fee or any questions related thereto.

SIGNED: 8 day of March, 2024

La Mirage Condominiums  
A Utah nonprofit corporation

Tamra Wunderli

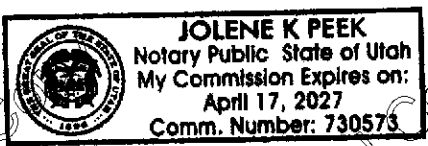
President

Tamra Wunderli

State of Utah )  
at Salt Lake : ss  
County of Washington )

On the 8th day of March, 2024, personally appeared before me

Jolene K. Peek, Notary  
Tamra Wunderli, who being by me duly sworn, did say that they are the President of the La Mirage Condominiums Association, the authorized individual empowered to sign this Amendment and that the Amendment was signed on behalf of said Association and said person acknowledged to me that the Association authorized the execution of this Fourth Amendment.



Jolene K. Peek  
Notary Public - my commission expires 4-17-27

LAMRG1/4

**307050**

**EXHIBIT A**

**LEGAL DESCRIPTION OF  
LA MIRAGE CONDOMINIUMS, PHASE 1**

Beginning at a point N 80°00' E 670.72 feet along the South boundary line and South 203.63 feet from the most Southerly and Westerly corner of Tonaquint-Indian Hills, a planned residential development located in Section 1, Township 43 South, Range 16 West, Salt Lake Base and Meridian and recorded in the Washington County Recorder's office and running thence N 21°10' E 11.98 feet; thence N 11°40' E 145.50 feet; thence N 25°10' E 64.36 feet to the South line of 2025 South Circle Street and a point on a curve whose radius is 280.00 feet and bears N 25°10' E; thence left 45.07 feet along the arc of said curve to the point of tangency and a 307.11 foot radius curve; thence left 280.33 feet along the arc of said curve; thence S 47°30' E 222.59 feet; thence West 139.00 feet; thence South 118.13 feet; thence West 243.93 feet; thence N 12°13'40" W 25.00 feet; thence West 145.58 feet to the point of beginning. Containing 2.058 acres.

*Including SG-LAM-1-1-101 through  
SG-LAM-1-1-113*

*and  
SG-LAM-1-2-201 through  
SG-LAM-1-2-207*

**307080**

**LEGAL DESCRIPTION OF  
LA MIRAGE CONDOMINIUMS PHASE II EXPANDABLE AREA**

Beginning at a point N 80°00' E 478.45 feet along the South boundary line and South 233.53 feet from the most Southerly and Westerly corner of Tonaquant-Indian Hills, a planned residential development located in Section 1, Township 43 South, Range 16 West, Salt Lake Base and Meridian and recorded in the Washington County Recorder's office and running thence N 77°25' E 39.31 feet to a point of a 305.00 foot radius curve; thence right 131.04 feet along the arc of said curve; thence N 21°10' E 70.00 feet; thence N 11°40' E 145.50 feet; thence N 25°10' E 64.36 feet to the South line of 2025 South Circle Street and a point on a curve whose radius is 280.00 feet and bears N 25°10' E; thence left 45.07 feet along the arc of said curve to the point of tangency and a 307.11 foot radius curve; thence left 145.26 feet along the arc of said curve to a point of a 25.00 foot radius reverse curve to the right, the radius point of which bears S 11°09'26" E; thence right 42.17 feet along the arc of said curve; thence N 85°30' E 50.00 feet; thence N 4°30' W 28.02 feet to a point on a 25.00 foot radius curve; thence right 28.52 feet along the arc of said curve to a point of a 307.11 foot radius reverse curve to the left, the radius point of which bears N 29°08'52" W; thence left 38.63 feet along the arc of said curve; thence S 47°30' E 222.59 feet; thence South 365.64 feet; thence S 85°30' W 271.10 feet to a point of a 314.00 foot radius curve to the right; thence right 135.64 feet along the arc of said curve to the point of tangency; thence N 69°45' W 177.315 feet to a point of a 134.00 foot radius curve to the left; thence left 112.84 feet along the arc of said curve to the point of tangency; thence S 62°00' W 65.00 feet to a point of a 64.00 foot radius curve to the right; thence right 9.165 feet along the arc of said curve; thence N 6°30' E 192.99 feet to the point of beginning. Containing 6.333 acres.

Less and excepting the Phase I property which is included above.

**137**

**GALLIAN, DRAKE & WESTFALL**  
ATTORNEYS AND COUNSELORS AT LAW