

DOC # 20240024588

Notice Page 1 of 6  
Gary Christensen Washington County Recorder  
08/06/2024 09:35:24 AM Fee \$ 40.00  
By CW THE SOLIS LLC



WHEN RECORDED RETURN TO:

CW The Solis, LLC  
610 N 800 W, Centerville, UT 84014

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## NOTICE OF REINVESTMENT FEE COVENANT

(Solis Phases 2 - 4)

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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 **Solis at Coral Canyon** plats that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Cottonwood Community Association  
610 N 800 W, 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.

7. Please contact the Association for the amount of the Reinvestment Fee.

**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 29<sup>th</sup> day of MAY, 2024

**DECLARANT**

**COLE WEST HOME, LLC**

a Utah limited liability company,

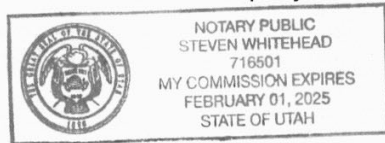
By: *Chris Winter*

Name: Chris Winter

Its: Authorized Agent

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On the 29<sup>th</sup> day of MAY, 2024, personally appeared before me CHRIS WINTER 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.



*Steven Whitehead*  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All of **SOLIS AT CORAL CANYON PHASE 2**, according to the official plat on file in the office of the Washington County Recorder.

Including: Lots 41 through 71, and Open Space

More particularly described as:

**SOLIS AT CORAL CANYON PHASE 2**

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 01°17'40" WEST 266.24 FEET ALONG THE CENTER SECTION LINE OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTHEASTERLY ALONG A 332.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°06'05" EAST 65.21 FEET, CENTER POINT LIES SOUTH 36°16'17" WEST) THROUGH A CENTRAL ANGLE OF 11°15'17", A DISTANCE OF 65.31 FEET; THENCE EASTERLY ALONG A 25.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 83°57'49" EAST 33.12 FEET, CENTER POINT LIES NORTH 47°31'34" EAST) THROUGH A CENTRAL ANGLE OF 82°58'46", A DISTANCE OF 36.21 FEET; THENCE NORTH 54°32'48" EAST 71.42 FEET; THENCE SOUTH 35°27'12" EAST 130.00 FEET; THENCE SOUTH 09°11'53" EAST 311.41 FEET; THENCE SOUTH 01°29'02" WEST 123.77 FEET; THENCE SOUTH 88°30'58" EAST 6.72 FEET; THENCE SOUTH 01°29'02" WEST 130.00 FEET; THENCE SOUTH 16°06'23" EAST 127.71 FEET; THENCE SOUTH 38°04'08" EAST 297.87 FEET; THENCE SOUTH 33°11'34" EAST 119.79 FEET; THENCE SOUTH 14°49'34" EAST 122.39 FEET; THENCE SOUTH 06°17'28" WEST 77.40 FEET TO THE NORTH LINE OF SOLIS @ CORAL CANYON PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: 1) WESTERLY ALONG A 172.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 82°22'00" WEST 8.08 FEET, CENTER POINT LIES NORTH 06°17'28" EAST) THROUGH A CENTRAL ANGLE OF 02°41'04", A DISTANCE OF 8.08 FEET, 2) NORTH 81°01'28" WEST 82.56 FEET, 3) NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 37°42'38" WEST 34.30 FEET, CENTER POINT LIES NORTH 08°58'32" EAST) THROUGH A CENTRAL ANGLE OF 86°37'39", A DISTANCE OF 37.80 FEET, 4) SOUTH 84°31'48" WEST 66.62 FEET, 5) SOUTH 08°58'32" WEST 15.56 FEET, 6) NORTH 81°01'28" WEST 113.20 FEET, AND 7) SOUTH 76°34'54" WEST 541.19 FEET; THENCE NORTH 13°25'06" WEST 328.30 FEET; THENCE NORTH 13°27'52" WEST 861.16 FEET TO THE NORTH SECTION LINE OF SAID SECTION 7; THENCE SOUTH 89°01'27" EAST ALONG SAID SECTION LINE 527.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 871,435 SQUARE FEET OR 20.01 ACRES.

All of **SOLIS AT CORAL CANYON PHASE 3**, according to the official plat on file in the office of the Washington County Recorder.

Including: Lots 72 through 110, and Open Space

More particularly described as:

**SOLIS AT CORAL CANYON PHASE 3**

BEGINNING AT A POINT THAT LIES SOUTH 89°03'04" EAST 1,263.79 FEET ALONG THE SECTION LINE AND SOUTH 1,085.71 FEET; FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 86°23'37" EAST 694.78 FEET TO THE WESTERLY LINE OF CORAL CANYON AREA 6 PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 05°44'08" WEST 217.76 FEET, 2) SOUTHERLY ALONG A 715.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 15°50'23" EAST 525.84 FEET, CENTER POINT LIES SOUTH 84°15'52" EAST) THROUGH A CENTRAL ANGLE OF 43°09'02", A DISTANCE OF 538.48 FEET AND 3) SOUTH 52°35'07" WEST 112.35 FEET TO THE NORTHERLY LINE OF HIGHLAND PARK AT CORAL CANYON COMMUNITY 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 67°54'54" WEST ALONG SAID NORTHERLY LINE 825.18 FEET; THENCE NORTH 63°58'55" WEST 68.71 FEET; THENCE NORTH 81°54'29" WEST 65.00 FEET THE NORTHERLY LINE OF SOLIS AT CORAL CANYON PHASE 1 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE OF SOLIS AT CORAL CANYON PHASE 1 THE FOLLOWING FIFTEEN (15) COURSES: 1) NORTH 13°13'03" EAST 25.55 FEET, 2) NORTH 75°11'47" WEST 96.19 FEET, 3) NORTH 14°48'02" EAST 33.98 FEET, 4) NORTH 17°43'08" EAST 3.50 FEET, 5) NORTH 75°11'56" WEST 95.18 FEET, 6) NORTH 14°48'04" EAST 23.26 FEET, 7) NORTH 75°11'56" WEST 150.00 FEET, 8) SOUTH 14°48'07" WEST 162.89 FEET, 9) SOUTHWESTERLY ALONG A 77.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 30°23'05" WEST 41.64 FEET, CENTER POINT LIES NORTH 75°11'56" WEST) THROUGH A CENTRAL ANGLE OF 31°10'02", A DISTANCE OF 42.16 FEET, 10) SOUTH 45°58'06" WEST 175.32 FEET, 11) NORTH 53°08'47" WEST 97.90 FEET, 12) NORTH 15°37'06" WEST 26.22 FEET, 13) NORTH 10°17'26" WEST 112.43 FEET, 14) NORTH 09°02'10" EAST 357.13 FEET, AND 15) NORTH 06°17'33" EAST 130.33 FEET; THENCE EASTERLY ALONG A 172.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 85°03'04" EAST 8.08 FEET, CENTER POINT LIES NORTH 06°17'28" EAST) THROUGH A CENTRAL ANGLE OF 02°41'04", A DISTANCE OF 8.08 FEET; THENCE SOUTH 86°23'37" EAST 77.10 FEET; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 48°36'23" EAST 21.21 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE SOUTH 86°23'37" EAST 55.00 FEET; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 41°23'37" EAST 21.21 FEET, CENTER POINT LIES SOUTH 86°23'37" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE SOUTH 86°23'37" EAST 188.02 FEET; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 47°34'24" EAST 21.59 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 92°03'59", A DISTANCE OF 24.10 FEET; THENCE SOUTH 85°19'34" EAST 55.08 FEET; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 42°19'13" EAST 20.87 FEET, CENTER POINT LIES SOUTH 88°14'49" EAST) THROUGH A CENTRAL ANGLE OF 88°08'48", A DISTANCE OF 23.08 FEET; THENCE SOUTH 86°23'37" EAST 185.49 FEET; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 48°36'23" EAST 21.21 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE SOUTH 86°23'37" EAST 55.00 FEET; THENCE SOUTH 03°36'23" WEST 18.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 832,016 SQUARE FEET OR 19.10 ACRES.

All of **SOLIS AT CORAL CANYON PHASE 4**, according to the official plat on file in the office of the Washington County Recorder.

Including: Lots 111 through 153, and Open Space

More particularly described as:

SOLIS AT CORAL CANYON PHASE 4

BEGINNING AT A POINT THAT LIES SOUTH 89°03'04" EAST 1,162.41 FEET ALONG THE SECTION LINE AND SOUTH 514.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 75°11'57" EAST 688.82 FEET TO THE WESTERLY OF CORAL CANYON AREA 2 PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 17°58'34" WEST ALONG SAID WESTERLY LINE 190.72 FEET; THENCE SOUTH 54°31'53" EAST ALONG SAID WESTERLY LINE 388.39 FEET TO THE WESTERLY LINE OF CORAL CANYON AREA 6 PHASE 1 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND A 465.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 23°48'12" WEST 288.43 FEET, CENTER POINT LIES SOUTH 48°07'43" EAST) THROUGH A CENTRAL ANGLE OF 36°08'09", A DISTANCE OF 293.27 FEET; THENCE SOUTH 05°44'08" WEST ALONG SAID WESTERLY LINE 122.37 FEET TO THE NORTHEAST MOST CORNER OF SOLIS AT CORAL CANYON PHASE 3 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG THE NORTHERLY LINE OF SOLIS AT CORAL CANYON PHASE 3 THE FOLLOWING FOURTEEN (14) COURSES: 1) NORTH 86°23'37" WEST 694.78 FEET, 2) NORTH 03°36'23" EAST 18.22 FEET, 3) NORTH 86°23'37" WEST 55.00 FEET, 4) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 5) NORTH 86°23'37" WEST 185.49 FEET, 6) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 42°19'13" WEST 20.87 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 88°08'48", A DISTANCE OF 23.08 FEET, 7) NORTH 85°19'34" WEST 55.08 FEET, 8) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 47°34'24" WEST 21.59 FEET, CENTER POINT LIES NORTH 88°27'35" WEST) THROUGH A CENTRAL ANGLE OF 92°03'59", A DISTANCE OF 24.10 FEET 9) NORTH 86°23'37" WEST 188.02 FEET, 10) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°23'37" WEST 21.21 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 11) NORTH 86°23'37" WEST 55.00 FEET, 12) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 13) NORTH 86°23'37" WEST 77.10 FEET, AND 14) WESTERLY ALONG A 172.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 85°03'04" WEST 8.08 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 02°41'04", A DISTANCE OF 8.08 FEET TO A POINT ON THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 AS ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 06°17'28" EAST 77.40 FEET 2) NORTH 14°49'34" WEST 122.39 FEET 3) NORTH 33°11'34" WEST 119.79 FEET, AND 4) NORTH 38°04'08" WEST 80.25 FEET; THENCE NORTH 51°55'52" EAST 155.00 FEET; THENCE SOUTH 38°04'08" EAST 51.61 FEET; THENCE NORTH 51°55'52"

EAST 97.68 FEET; THENCE NORTH 37°44'46" WEST 1.07 FEET; THENCE NORTH 52°44'25"  
EAST 98.09 FEET; THENCE NORTH 37°15'35" WEST 21.73 FEET; THENCE NORTH 52°44'25"  
EAST 55.00 FEET; THENCE SOUTH 37°15'35" EAST 55.00 FEET; THENCE NORTH 52°44'25"  
EAST 89.61 FEET; THENCE SOUTH 15°04'42" WEST 16.06 FEET; THENCE SOUTH 14°48'03"  
EAST 110.00 FEET; THENCE NORTH 75°11'57" EAST 153.00 FEET; THENCE SOUTH 14°48'03"  
EAST 17.66 FEET; THENCE NORTH 75°11'57" EAST 117.81 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 862,118 SQUARE FEET OR 19.79 ACRES.

**Parcel Numbers: W-SOL-1-HOA-A-CC**