

WHEN RECORDED RETURN TO:

The Overlook at Green Valley Homeowners Association, Inc.

c/o A+ Association Accounting

PO Box 5555

Draper, UT 84020

801-256-0465

disclosure@hoaliving.com



Space Above for Recorder's Use Only

Parcel #s/Lots: SG-OLGV-1, SG-OLGV-2, SG-OLGV-3, SG-OLGV-4, SG-OLGV-5, SG-OLGV-6, SG-OLGV-7, SG-OLGV-8, SG-OLGV-9, SG-OLGV-10, SG-OLGV-11, SG-OLGV-12, SG-OLGV-13, SG-OLGV-14, SG-OLGV-15, SG-OLGV-16, SG-OLGV-17, SG-OLGV-18, SG-OLGV-19, SG-OLGV-20, SG-OLGV-21, SG-OLGV-22, SG-OLGV-23, SG-OLGV-24-PT-A, SG-OLGV-25, SG-OLGV-26, SG-OLGV-27, SG-OLGV-28, SG-OLGV-29, SG-OLGV-30, SG-OLGV-31, SG-OLGV-32, SG-OLGV-33, SG-OLGV-34, SG-OLGV-35, SG-OLGV-36, SG-OLGV-37, SG-OLGV-38, SG-OLGV-39-A, SG-OLGV-40, SG-OLGV-41, SG-OLGV-42, SG-OLGV-43, SG-OLGV-44, SG-OLGV-45, SG-OLGV-46, SG-OLGV-47, SG-OLGV-48, SG-OLGV-49, SG-OLGV-50 ACCORDING TO OFFICIAL PLAT ON FILE IN OFFICE OF WASHINGTON COUNTY RECORDER *Overlook at Green Valley all lots*

Legal Description: Beginning at the Southwest Corner of Section 26 (Washington County aluminum cap, dated 1948), Township 42 South, Ronge 16 West, Salt Lake Base and Meridian and running thence North 00°31'29" East 1020.00 Feet along the West Section Line of said Section 26 to a point being on the South Western Corner of Grown Point - Amended Subdivision, as recorded at the Washington County Recorder's Office with Recorded Number 557117; thence along the southern boundary of said Crown Point - Amended Subdivision with the Following 6 courses: thence South 88°36'40" East 43.16 feet thence South 45°26'34" East 320.00 feet; thence South 63°36'34" East 300.00 feet; thence North 24°53'26" East 60.00 feet; thence South 54°06'34" East 320.00 feet; thence North 42°23'25" East 228.26 feet to the West Right-of-Way Line of Dixie Drive, an 80.00-foot public right-of-way road, as per the Roadway Plat For Dixie Downs Road recorded at the Washington County Recorder's Office with Recorded Number 249015; thence following said Dixie Drive South 14°33'25" East, 4214 feet to the point of an 1140.00-foot curve concave to the northeast, bearing to center North 15°26'35" East; thence southeasterly along the arc of said curve 418.81 Feet through a central angle of 21°02'57"; thence leaving said Dixie Drive West Right-of-Way Line and running along the northwestern boundary of Green Valley No. 4 Subdivision, as recorded at the Washington County Recorder's Office with Recorded Number 204745 with the following 15 courses thence South 54°26'30" West 127.84 feet; thence North 64°33'30" West 172.91 feet; thence North 80°33'30" West 123.05 feet; thence North 86°33'30" West 172.42 feet, thence South 28°83'30" East 25.76 feet to the point of a 10.00-foot non-tangent curve concave to the east, bearing to center South 28°33'41" East; thence southerly along the arc a said curve 125.23 feet through a central angle of 102°30'05" to the point of a 10.00-foot reverse curve concave to the southwest, bearing to center South 48°56'1" West, thence southeasterly along the arc of said curve 3788 feet through a central angle of 3°00'19", thence South 10°03'30" East 102.35 feet, thence South 79°56'30" West 84.13 feet, thence North 12°33'30" West 141.56 feet; thence North 74°55'30" West 114.01 feet; thence South 84°36'30" West 250.16 feet; thence South 49°16'51" West 215.00 feet, thence North 88°03'50" West 115.46 feet; thence North 25°03'20" West 442.24 feet to a point on the South Section Line of Section 27; thence running along said South Section Line of said Section 27 South 88°05'44" East 343.79 Feet to the POINT OF BEGINNING. *Overlook at Green Valley Partial Amendment A all lots*

**NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT**

Each Lot or Unit in The Overlook at Green Valley Homeowners Association, Inc. is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **A+ Association Accounting; PO Box 5555; Draper, UT 84020**. The phone number is **801-256-0465**. 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 The Overlook at Green Valley Homeowners Association, Inc. shall be required to pay to The Overlook at Green Valley Homeowners Association, Inc. 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 (\$1500 as decided by the board) 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 Overlook at Green Valley Homeowners Association, Inc. (the "Association") and the address is c/o A+ Association Accounting; PO Box 5555; Draper, UT 84020. The phone number is 801-256-0465. 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 Association has executed this notice on the 15th day of July 2024.

THE OVERLOOK AT GREEN VALLEY HOMEOWNERS ASSOCIATION, INC.

By: Patty Valtierra

Name: Patty Valtierra

Title: President of The Overlook at Green Valley Homeowners Association, Inc.

**ACKNOWLEDGMENT**

STATE OF UTAH )

)ss:  
COUNTY OF washington )

On the 15th day of July 2024, personally appeared before me Patty Valtierra, who by me being duly sworn, did say that she is the Authorized Representative of The Overlook at Green Valley Homeowners Association, Inc. and that the within and foregoing notice was signed on behalf of said Association by authority of its Board of Trustees, and said Patty Valtierra duly acknowledged to me that said Association authorized the same.

Gavin Wilson  
NOTARY PUBLIC

