After Recording Return To:

Curtis G. Kimble Kimble Law PLLC 2290 E 4500 S, Suite 230 Salt Lake City, UT 84117 801-878-9361



ENT 36009:2022 PG 1 of 5 ANDREA ALLEN UTAH COUNTY RECORDER 2022 Mar 23 10:40 am FEE 120.00 BY KR RECORDED FOR GREEN VALLEY HOMEOWNER

AMENDMENT TO CONDOMINIUM DECLARATION FOR GREEN VALLEY CONDOMINIUMS

Fee Due on Transfer of Unit

- A. Certain real property in Utah County, Utah, known as Green Valley Condominiums was subjected to certain covenants, conditions and restrictions pursuant to a Declaration of Condominium of Green Valley Condominiums recorded on March 3, 1993, as Entry No. 12594 in the Recorder's Office for Utah County, state of Utah, (the "Original Declaration") as such Declaration has been amended from time to time, including by the Amended Condominium Declaration for Green Valley Condominiums recorded January 25, 2010, as Entry No. 6283:2010 in the Recorder's Office for Utah County, Utah (the "Amended Declaration").
- B. This amendment shall be binding against the property subjected to the Declaration and any annexation or supplement thereto, as described in Exhibit A.
- C. Pursuant to Article VIII, Section 1 of the Amended Declaration, the undersigned hereby certifies that all of the requirements to amend the Declaration have been satisfied and that more than 50% of the Owners have voted to approve this amendment.

NOW, THEREFORE, the Green Valley Homeowners Association hereby amends Article VI1 of the Amended Declaration to add the following entirely new Section 15:

15. Fee Due on Transfer of Unit. Each time legal title to a Unit passes from one person to another, within thirty days after the effective date of such title transaction, the new Unit Owner shall pay to the Association, in addition to any other required amounts, a reinvestment fee in the amount of one half of one percent (.5%) of the value of the Unit as such value is established by the sale price of the Unit or as may be established by some other method determined by the Management Committee from time to time.

Pursuant to Utah law, the following are not subject to the fee: (1) an involuntary transfer; (2) a transfer that results from a court order; (3) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity, or to a legal entity, such as a trust, in which the owner or the owner's spouse, son, daughter, father or mother hold a beneficial interest of at least fifty percent for estate planning purposes; (4) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or (5) the transfer of a Unit owned by a financial institution, except to the extent required for the payment of the Association's costs directly related to the transfer of the property, not to exceed two hundred fifty dollars.

of the day of	has executed this Amendment to the Declaration as, 2022.
	GREEN VALLEY HOMEOWNERS ASSOCIATION
	a Utah nonprofit corporation
	Sign: Sign: Print Name: GIDNT HIRIN
	Title: PRESIDENT
State of Utah)	
County of Ubland :ss	
Subscribed and sworn to before me on the	19 day of Moch , 20 2 3 by
JOHN BENJAMIN TYLER	Notary Public
NOTARY PUBLIC STATE OF UTAH COMMISSION# 703475 COMM. EXP. 11-28-2022	

EXHIBIT A

Legal Description

Units 1-11 and 35-42, GREEN VALLEY CONDOMINIUMS REVISED PHASE I according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:186:0001 - 40:186:0011, 40:186:0035 - 40:186:0042

Units 12 – 22 and 43 - 46, GREEN VALLEY CONDOMINIUMS PHASE II according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:187:00121 - 40:187:0022, 40:187:0043 - 40:187:0046

Units 23 – 34, GREEN VALLEY CONDOMINIUMS PHASE III according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:217:0023 - 40:217:0034

Units 47 - 50, GREEN VALLEY CONDOMINIUMS PHASE IV according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:287:0047 - 40:287:0050

NOTICE OF REINVESTMENT FEE COVENANT

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

- 1. A reinvestment fee is due upon transfer of title. The name and address of the beneficiary under the above referenced reinvestment fee covenant is Green Valley Homeowners Association, 150 W 480 N, Lindon, UT 84042. However, contact with the Association should be made through its primary contact as designated from time to time in the online Utah Homeowner Associations Registry maintained by the Utah Department of Commerce pursuant to Utah Code Section 57-8-13.1 (as may hereafter be amended).
- 2. The burden of the above referenced reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns, such land being described in Exhibit A.
- 3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the property. The duration of the above referenced reinvestment fee covenant is perpetual. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide for the Association's costs related to the transfer of the property and may also provide for payment for common planning, facilities, and infrastructure and of Association expenses. The fee required to be paid under the reinvestment fee covenant is required to benefit the property.

DATE: 3/19, 2022.	GREEN VALLEY HOMEOWNERS ASSOCIATION a Utah nonprofit corporation Sign: Print Name: Title: Title:
State of Utah County of Utah Subscribed and sworn to before me on the Atlan	18 day of Mall , 2022, by
JOHN BENJAMIN TYLER NOTARY PUBLIC STATE OF UTAH	Notery Public

COMM. EXP. 11-28-2022

)

EXHIBIT A

Legal Description

Units 1-11 and 35-42, GREEN VALLEY CONDOMINIUMS REVISED PHASE I according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:186:0001 - 40:186:0011, 40:186:0035 - 40:186:0042

Units 12 – 22 and 43 - 46, GREEN VALLEY CONDOMINIUMS PHASE II according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:187:00121 - 40:187:0022, 40:187:0043 - 40:187:0046

Units 23 - 34, GREEN VALLEY CONDOMINIUMS PHASE III according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:217:0023 - 40:217:0034

Units 47 - 50, GREEN VALLEY CONDOMINIUMS PHASE IV according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel #'s 40:287:0047 - 40:287:0050