## WHEN RECORDED RETURN TO:

Villas at Maplewood Grove Homeowners Association c/o FCS Community Management PO Box 5555 Draper, UT 84020

Draper, UT 84020 801-256-0465

manager@hoaliving.com



ENT 44357:2010 PG 1 of 3 RODNEY D. CAMPBELL UTAH COUNTY RECORDER 2010 May 28 3:32 PM FEE 229.00 BY EO RECORDED FOR VILLAS AT MAPLEWOOD GROVE H

Notice of Assessment & Notice of ReInvestment Fee Covenant.

Space Above for Recorder's Use Only

UNIT 1 Through 4, BUILDING A-1, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0001-0004 UNIT 1 Through 4, BUILDING A-2, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0005-0008 UNIT 1 Through 4, BUILDING B-1, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0009-0012 UNIT 1 Through 4, BUILDING B-2, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0013-0016 UNIT 1 Through 4, BUILDING B-3, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0017-0020 UNIT 1 Through 4, BUILDING B-4, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0021-0024 UNIT 1 Through 4, BUILDING B-5, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0025-0028 UNIT 101 Through 104, BUILDING C-1, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0029-0032 UNIT 201 Through 204, BUILDING C-1, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0033-0036 UNIT 301 Through 304, BUILDING C-1, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0037-0040 UNIT 101 Through 104, BUILDING C-2, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0041-0044 UNIT 201 Through 204, BUILDING C-2, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0045-0048 UNIT 301 Through 304, BUILDING C-2, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV. 54:202:0049-0052 UNIT 101 Through 104, BUILDING C-3, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0053-0056 UNIT 201 Through 204, BUILDING C-3, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0057-0060 UNIT 301 Through 304, BUILDING C-3, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0061-0064 UNIT 101 Through 104, BUILDING C-4, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0065-0068 UNIT 201 Through 204, BUILDING C-4, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV. 54:202:0069-0072 UNIT 301 Through 304, BUILDING C-4, PLAT A, VILLAS AT MAPLEWOOD GROVE SUBDV 54:202:0073-0076 UNIT 101 Through 104, BUILDING C-5, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV. 54:210:0001-0004 UNIT 201 Through 204, BUILDING C-5, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0005-0008 UNIT 301 Through 304, BUILDING C-5, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0009-0012 UNIT 101 Through 104, BUILDING C-6, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0013-0016 UNIT 201 Through 204, BUILDING C-6, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0017-0020 UNIT 301 Through 304, BUILDING C-6, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0021-0024 UNIT 101 Through 104, BUILDING C-7, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0025-0028 UNIT 201 Through 204, BUILDING C-7, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0029-0032 UNIT 301 Through 304, BUILDING C-7, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0033-0036 UNIT 101 Through 104, BUILDING C-8, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0037-0040 UNIT 201 Through 204, BUILDING C-8, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0041-0044 UNIT 301 Through 304, BUILDING C-8, PLAT B, VILLAS AT MAPLEWOOD GROVE SUBDV 54:210:0045-0048 UNIT A Thru D, PLAT F, VILLAS AT MAPLEWOOD GROVE CONDOMINIUMS 54:249:0001-0004 UNIT A Thru D, PLAT E, VILLAS AT MAPLEWOOD GROVE CONDO 54:250:0001-0004 UNIT A Thru D, PLAT G, VILLAS AT MAPLEWOOD GROVE CONDO 54:251:0001-0004

54:252:0001-0004	UNIT A Thru D PLAT H, VILLAS AT MAPLEWOOD GROVE CONDO
54:253:0001-0004	UNIT A Thru D PLAT I, VILLAS AT MAPLEWOOD GROVE CONDO
54:254:0101-0104	UNIT 101, Through 104, PLAT J, VILLAS AT MAPLEWOOD GROVE CONDO
54:254:0201-0204	UNIT 201 Through 204, PLAT J, VILLAS AT MAPLEWOOD GROVE CONDO
54:254:0301-0304	UNIT 301 Through 304, PLAT J, VILLAS AT MAPLEWOOD GROVE CONDO
54:255:0001-0004	UNIT A, Thru D, PLAT K, VILLAS AT MAPLEWOOD GROVE CONDO
54:256:0001-0004	UNIT A Thru D, PLAT L, VILLAS AT MAPLEWOOD GROVE CONDO
54:257:0001-0004	UNIT A, Thru D PLAT M, VILLAS AT MAPLEWOOD GROVE CONDO
54:258:0101-0104	UNIT 101 Through 104, PLAT N, VILLAS AT MAPLEWOOD GROVE CONDO
54:258:0201-0204	UNIT 201 Through 204, PLAT N, VILLAS AT MAPLEWOOD GROVE CONDO
54:258:0301-0304	UNIT 301 Through 304, PLAT N, VILLAS AT MAPLEWOOD GROVE CONDO
54:259:0101-0104	UNIT 101 Through 104, PLAT O, VILLAS AT MAPLEWOOD GROVE CONDO
54:259:0201-0204	UNIT 201 Through 204, PLAT O, VILLAS AT MAPLEWOOD GROVE CONDO.
54:259:0301-0304	UNIT 301 Through 304, PLAT O, VILLAS AT MAPLEWOOD GROVE CONDO
54:260:0101-0204	UNIT 101 Through 104, PLAT P, VILLAS AT MAPLEWOOD GROVE CONDO
54:260:0201-0204	UNIT 201 Through 204, PLAT P, VILLAS AT MAPLEWOOD GROVE CONDO
54:260:0301-0304	UNIT 301 Through 304, PLAT P, VILLAS AT MAPLEWOOD GROVE CONDO
54:261:0001-0004	UNIT A Through D, PLAT Q, VILLAS AT MAPLEWOOD GROVE CONDO
54:262:0001-0004	UNIT A Through D, PLAT R, VILLAS AT MAPLEWOOD GROVE CONDO
54:263:0001-0004	UNIT A Through D, PLATS, VILLAS AT MAPLEWOOD GROVE CONDO

## NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Villas at Maplewood Grove is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact FCS Community Management; PO Box 5555; Draper, UT 84020. The phone number is 801-256-0465. The email address is manager@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 Villas at Maplewood Grove shall be required to pay to the Villas at Maplewood Grove Homeowners Association 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 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 Villas at Maplewood Grove Homeowners Association (the

"Association") and the address is c/o FCS Community Management; PO Box 5555; Draper, UT 84020. The phone number is 801-256-0465. The email address is manager@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 the <u>28th</u> day of May, 2010.

VILLAS AT MAPLEWOOD GROVE HOMEOWNERS ASSOCIATION

Name: Michael Johnson

Bv: <

Title: Authorized Representative/Managing Agent

## ACKNOWLEDGMENT

STATE OF UTAH	
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COUNTY OF PHLAKE	)

On the <u>28th</u> day of <u>May</u>, 20<u>10</u>, personally appeared before me <u>Michael Johnson</u>, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Villas at Maplewood Grove Homeowners Association, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Michael Johnson duly agknowledged to me that said Association authorized the same.

NOTARY PUBLIC

DEIDRE JANE HABINC NOTARY PUBLIC-STATE OF UTAH COMMISSION# 580918 COMM. EXP. 12-01-2013

Page 3 of 3