

WHEN RECORDED RETURN TO:  
East Mountain Owners Association  
c/o FCS Community Management  
PO Box 5555  
Draper, UT 84020  
801-256-0465  
manager@hoaliving.com



ENT 44366:2010 PG 1 of 3  
RODNEY D. CAMPBELL  
UTAH COUNTY RECORDER  
2010 May 28 3:42 pm FEE 136.00 BY EO  
RECORDED FOR EAST MOUNTAIN HOMEOWNERS AS

*Notice of Assessment & Notice of Reinvestment Fee Covenant*

Space Above for Recorder's Use Only

Parcel #	38:183:0500	STREET EAST MOUNTAIN PLAT A
Parcel #	38:195:0001-0010	LOT 1 Through 10, PLAT A, EAST MOUNTAIN PUD AMD SUBDV. AREA
Parcel #	38:195:0011-0016	LOT 11 Through 16, PLAT A, EAST MOUNTAIN PUD AMD SUBDV. AREA
Parcel #	38:195:0500	STREET EAST MOUNTAIN PUD PLAT A AMD
Parcel #	38:196:0011-0015	LOT 11-16 PLAT D, EAST MOUNTAIN PUD SUBDV
Parcel #	38:196:0500	STREET EAST MOUNTAIN PUD PLAT D
Parcel #	38:205:0001	PARCEL A, PLAT B, EAST MOUNTAIN PUD SUBDV
Parcel #	38:205:0500	PLAT B, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0024-26	LOT 24 Through 26, PLAT C, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0031	LOT 31, PLAT C, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0059-0070	LOT 59 Through 70, PLAT C, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0078	LOT 58, PLAT C, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0079	LOT 32, PLAT C, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0080	LOT 27, PLAT C, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0081	LOT 28, PLAT C, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0083	LOT 23, PLAT C, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0084	LOT 72, PLAT C, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0087	LOT 71, PLAT C, EAST MOUNTAIN PUD SUBDV
Parcel #	38:206:0088	PART LOT 73, PLAT C, EAST MOUNTAIN PUD SUB
Parcel #	38:206:0089	PART LOT 73, PLAT C, EAST MOUNTAIN PUD SUB
Parcel #	38:206:0093	PART LOT 74, PLAT C, EAST MOUNTAIN PUD SUB
Parcel #	38:206:0094	PART LOT 74, PLAT C, EAST MOUNTAIN PUD SUB
Parcel #	38:206:0500	EAST MOUNTAIN PUD PLAT C
Parcel #	38:232:0034	LOT 34 Through 59, PLAT E, EAST MOUNTAIN PUD SUBDV
Parcel #	38:232:0500	EAST MOUNTAIN PUD PLAT E
Parcel #	38:278:0076	LOT 76 Through 106, PLAT G, EAST MOUNTAIN PUD SUBDV.
Parcel #	38:296:0001	LOT 1, PLAT H, EAST MOUNTAIN PUD SUBDV
Parcel #	38:296:0500	EAST MOUNTAIN PLAT H PUD
Parcel #	38:402:0001-0023	LOT 1 Through 23, PLAT J, EAST MOUNTAIN PUD SUBDV. AREA
Parcel #	38:402:0024	OPEN SPACE, PLAT J, EAST MOUNTAIN PUD SUBDV
Parcel #	38:402:0025	PUBLIC STREET, PLAT J, EAST MOUNTAIN PUD SUBDV
Parcel #	38:419:0001-0003	LOT 1 Through 3, PLAT M, EAST MOUNTAIN SUBDV

### NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in East Mountain Subdivision 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 East Mountain Subdivision shall be required to pay to the East Mountain Owners 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 East Mountain Owners 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 28th day of May, 2010.

EAST MOUNTAIN OWNERS ASSOCIATION

By: 

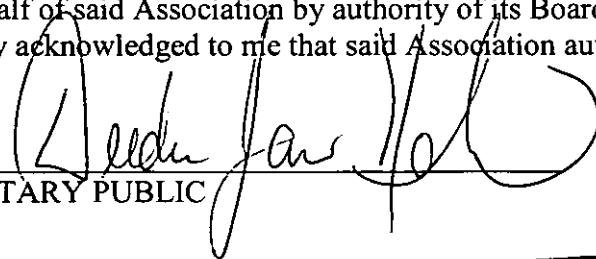
Name: Michael Johnson

Title: Authorized Representative/Managing Agent

ACKNOWLEDGMENT

STATE OF UTAH )  
 )ss:  
COUNTY OF Salt Lake )

On the 28th day of May, 2010, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the East Mountain Owners 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 acknowledged to me that said Association authorized the same.

  
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NOTARY PUBLIC

