

WHEN RECORDED, PLEASE MAIL TO:  
GARDEN GROVE OWNERS ASSOCIATION  
P.O. BOX 271  
PLEASANT GROVE, UT 84062



ENT 65321:2020 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 May 14 3:38 pm FEE 156.00 BY CS  
RECORDED FOR GARDEN GROVE OWNERS

## NOTICE OF INITIAL AND TRANSFER FEE COVENANT

Pursuant to Utah Code Ann. 57-1-46, the Garden Grove Owners Association, as described in Exhibit "A" hereto, is subject to the Declaration of Protective Easements, Covenants, Conditions and Restrictions of the Garden Grove Planned Unit Development recorded in the Utah County Records office on October 29, 2015 at Entry No. 98194:2015 (the "Declaration"), along with the Initial and Transfer Fee covenant contained in Article XIII, Section 13.07 therein. The Association shall use the funds collected from the Initial and Transfer Fee which shall become part of the Association's general fund to be utilized as necessary for payment of Common Expenses and other expenses and as administration costs in setting up new Owner Files. The Initial and Transfer fee is perpetual and runs with the land and binds all successors in interest and assigns. The Initial and Transfer Fee is to be paid directly to the Association by the purchaser/transferee of any Unit upon closing of any purchase, sale, or transfer, as follows:

Payee / Contact: Garden Grove Owners Association  
P.O. Box 271  
Pleasant Grove, UT 84062  
Email: [gardengrovehoa2230@gmail.com](mailto:gardengrovehoa2230@gmail.com)

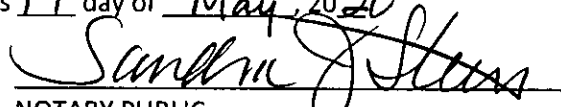
Signed: 

Print: Jason C. Dye

Position: HOA BOARD MEMBER

STATE OF UTAH            )  
  ) ss.  
COUNTY OF UTAH        )

I hereby swear that I did verify the identity of Jason C. Dye who did affirm that she/he is an authorized representative to the Garden Grove Owners Association and did execute this Notice of Initial and Transfer Fee Covenant in my presence on this 14 day of May, 2020

  
NOTARY PUBLIC  
My Commission Expires: 7-6-22

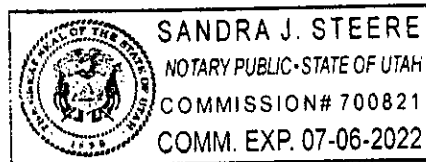


EXHIBIT A

LEGAL DESCRIPTION OF PLAT B PROPERTY

GARDEN GROVE

PLAT B

A Planned Unit Development

Real property located in Pleasant Grove City, Utah County, Utah:

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED SOUTH 89°44'08" WEST ALONG SECTION LINE 1025.51 FEET AND NORTH 4.73 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 75°28'46" WEST, A DISTANCE OF 170.07 FEET; THENCE ALONG THE ARC OF A 535.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°04'15" FOR 140.72 FEET (CHORD BEARS NORTH 83°00'53" WEST 140.32 FEET); THENCE SOUTH 89°26'59" WEST, A DISTANCE OF 307.86 FEET; THENCE ALONG THE ARC OF A 25.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°33'01" FOR 39.51 FEET (CHORD BEARS NORTH 45°16'30" WEST 35.52 FEET); THENCE NORTH, A DISTANCE OF 166.14 FEET; THENCE EAST, A DISTANCE OF 109.49 FEET; THENCE NORTH, A DISTANCE OF 13.46 FEET; THENCE NORTH 87°29'01" EAST, A DISTANCE OF 40.04 FEET; THENCE EAST, A DISTANCE OF 384.38 FEET; THENCE SOUTH 88°54'37" EAST, A DISTANCE OF 76.01 FEET; THENCE EAST, A DISTANCE OF 28.17 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 261.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 135,377 SQUARE FEET OR 3.1078 ACRES, MORE OR LESS

Lots 40 through 67

Property serial numbers: 40:507:0040 through 40:507:0067

EXHIBIT A

LEGAL DESCRIPTION OF PLAT A PROPERTY

GARDEN GROVE

PLAT A

A Planned Unit Development

Real property located in Pleasant Grove City, Utah County, Utah, described as follows:

**BOUNDARY DESCRIPTION**

Beginning at a point located South 89°44'08" West along section line 1024.47 feet and North 266.38 feet from the Southeast Corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence West 27.96 feet; thence North 88°54'37" West a distance of 76.01 feet; thence West 384.38 feet; thence South 87°29'01" West a distance of 40.04 feet; thence South 13.46 feet; thence West 123.39 feet; thence North 227.11 feet; thence West 11.50 feet; thence North 82.99 feet; thence East along the southerly boundary of Cambria Condominiums Phases 4, 5 and 6 a distance of 664.63 feet; thence South 00°13'44" West along the westerly boundary of Cambria Condominiums Phases 13, 14 and 15 a distance of 296.34 feet to the point of beginning. Area = 4.486 Acres

Lots 1 through 39

Property serial numbers: 40:489:0001 through 40:489:0039