

188

10962156
05/28/2010 04:33 PM \$212.00
Book - 9829 Pg - 6285-6292
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BENNETT TUELLER JOHNSON DEERE
BY: JCR, DEPUTY - WI 8 P.

WHEN RECORDED RETURN TO:

Ryan B. Braithwaite
BENNETT TUELLER JOHNSON & DEERE
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121

Parcel I.D. # See Attached Exhibit "A"

NOTICE OF REINVESTMENT FEE COVENANT

Shadow Ridge Condominium Owners' Association (the "Association"), by and through its Manager, Steven L. Breitling of Earthwork Landscaping, Inc., hereby provides notice pursuant to Utah Code Ann. § 57-1-46 *et seq.* of a "reinvestment fee covenant" that affects real property located in the Shadow Ridge Condominium complex, Salt Lake County, Utah. The real property affected by the "reinvestment fee covenant" is described as:

SEE ATTACHED EXHIBIT "A."

Pursuant to Utah Code Ann. § 57-1-46(6)(b), the Association states as follows:

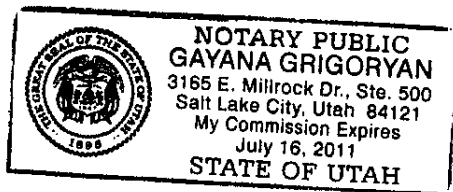
- (i) The name and address of the common interest association to which the fee under the reinvestment fee covenant is required to be paid is Shadow Ridge Condominium Owners' Association, P.O. Box 521616, Salt Lake City, Utah 84152;
- (ii) The Association's authorized representative is its Manager, Steven L. Breitling of Earthwork Landscaping, Inc., whose notarized signature is set forth below;
- (iii) The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns;
- (iv) The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property;
- (v) The duration of the reinvestment fee covenant shall continue indefinitely, for so long as the Association exists pursuant to its governing documents, previously filed and recorded in the Office of the Salt Lake County Recorder;
- (vi) The purpose of the fee required to be paid under the reinvestment fee covenant is for capital expenses, improvements to common areas and facilities, and for other Association expenses;
- (vii) The fee required to be paid under the reinvestment fee covenant is required to benefit the burdened property.

SHADOW RIDGE CONDOMINIUM OWNERS' ASSOCIATION

By: Steven L. Breitling
Steven L. Breitling for Earthwork Landscaping, Inc.
Manager of Shadow Ridge Condominium Owners' Association

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

Steven L. Breitling of Earthwork Landscaping, Inc., Manager for Shadow Ridge Condominium Owners' Association, personally appeared before me on May 28th, 2010, and acknowledged that he has read the contents of the foregoing instrument, that the contents thereof are true and accurate based upon his personal knowledge and/or information and belief, that he has appropriate authority to sign the foregoing instrument, and that he acknowledged to me that he executed the same.



Gayana Grigoryan
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF SHADOW RIDGE CONDOMINIUM

PARCEL A:

BEGINNING at a point on the East Right of Way Line of 1300 East Street, said point being North, 1419.31 feet and West 724.61 feet from the East Quarter Corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; running thence South 31 degrees 48'44" East, 37.75 feet; thence South 81 degrees 05'50" East 95.45 feet; thence South 06 degrees 35'00" West, 22.72 feet; thence South 04 degrees 04'17" East, 27.45 feet; thence South 18 degrees 28'03" East 31.52 feet; thence South 35 degrees 42'02" East 45.92 feet; thence South 56 degrees 17'14" East 30.95 feet; thence South 84 degrees 32'27" East 29.40 feet; thence North 68 degrees 53'03" East 78.76 feet; thence North 05 degrees 44'09" East 68.28 feet; thence North 31 degrees 01'20" East 99.04 feet; thence North 89 degrees 10'58" West, 194.81 feet to the point of BEGINNING.

EXCEPTING THEREFROM the property conveyed to Salt Lake County by Warranty Deed recorded September 23, 1983 as Entry No. 3848113 in Book 5493 at Page 1157 of Official Records.

PARCEL B:

BEGINNING at a point North 00 degree 05' 23" East, 841.50 feet from the East Quarter Corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, running thence West, 46.21 feet, thence North 83 degrees 24'30" West, 129.30 feet, thence North 69 degrees 51'32" West 121.85 feet; thence North 43 degrees 25'34" West 27.55 feet; thence North 70 degrees 53'09" West, 221.67 feet; thence North 81 degrees 17'45" West 82.16 feet; thence North 63 degrees 56'26" West, 329.09 feet; thence North 31 degrees 48'44" East, 281.64 feet; thence South 81 degrees 05'50" East 95.45 feet; thence South 06 degrees 35'04" West, 22.72 feet, thence South 04 degrees 04'17" East, 27.45 feet, thence South 18 degrees 28'03" East, 31.52 feet; thence South 35 degrees 42'02" East, 45.92 feet; thence South 56 degrees 17'14" East 30.95 feet; thence South 84 degrees 32'27" East, 29.40 feet; thence North 68 degrees 53'03" East, 78.76 feet; thence North 05 degrees 44'09" East, 68.28 feet, thence North 31 degree 01'20" West, 99.04 feet, thence South 89 degrees 10'58" East, 96.99 feet, thence North 01 degrees 04'18" West, 154.37 feet, thence South 89 degree a 44'20" East, 438.18 feet to the Section Line, thence South 00 degrees 05'23" West, 726.00 feet to the point of BEGINNING.

EXCEPTING THEREFROM the property conveyed to Salt Lake County by Warranty Deed recorded September 23, 1983 as Entry No. Book 5493 at Page 1157 of Official Records.

PARCEL C:

BEGINNING at a point South 00 degrees 05'23" West, along Section Line 1329.03 feet from the Northwest Corner of Section 28, Township 2 South, Range 1 East, Salt Lake Base and Meridian,

and running thence South 89 degrees 26' East, 9.30 feet; thence South 00 degrees 45' East, 106.38 feet, thence North 89 degrees 26' West 10.86 feet, thence North 00 degrees 05'23" East 106.36 feet to point of BEGINNING.

PARCEL D:

The West 15 feet of Lot 21, UNION VIEW SUBDIVISION, according to the official plat thereof. EXCEPTING FROM Parcels A and B the following described property:

BEGINNING on the present East line of 1300 East Street at a point which is due North 1147.391 feet and due West 891.935 feet from the East Quarter Corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point of beginning also being North 31 degrees 48' East along the monument line 877.390 feet and South 63 degrees 56'26" East 33.166 feet from the County Survey Monument at the intersection of 1300 East Street and South Union Avenue, thence along said present East Street line North 31 degrees 48' East 236.606 feet to the point of curvature of a 749.986 foot radius curve (centerline tangent, 239.9 feet) to the left; thence Northeasterly along said street line and the arc of said curve 80.80 feet through a central angle of 6 degrees 10'22", thence South 89 degrees 10'58" East 29.635 feet to a point on the arc of a 776.986 foot radius curve, the center of which bears North 65 degrees 17'23" West; thence Southwesterly along the arc of said curve 96.14 feet through a central angle of 7 degrees 05'23"; thence South 31 degrees 48' West 233.891 feet; thence North 63 degrees 56'26" West 27.136 feet to the point of BEGINNING.

PARCELS A, B, C AND D ARE COLLECTIVELY DESCRIBED AS FOLLOWS.

Beginning at a point on the Section line, said point being North 0 degrees 05'23" East along the Section line 841.50 feet from the East Quarter Corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 46.21 feet, thence North 83 degrees 24' 30" West 129.30 feet; thence North 69 degrees 51'32" West 121.58 feet, thence North 43 degrees 25'34" West 27.55 feet; thence North 70 degrees 53'09" West 221.67 feet; thence North 81 degrees 17'45" West 82.16 feet; thence North 63 degrees 56'26" West 301.64 feet to the East right-of-way line of 1300 East Street; thence North 31 degrees 48' East along said East line 233.891 feet to a point of a 776.986 foot radius curve to the left; thence Northeasterly along the arc of said curve and said East line 96.14 feet; thence South 89 degrees 10' 58" East 263.983 feet; thence North 1 degree 04'18" West 154.14 feet; thence South 89 degrees 44'20" East 440.71 feet to the East line of said Section 29, thence South 0 degrees 05'23" West along said Section line 256.601 feet; thence South 89 degrees 20' East 9.30 feet; thence South 0 degrees 45' East 106.38 feet; thence North 89 degrees 26' West 10.86 feet to said section line, thence South 0 degrees 05' 23" West along said section line 148.50 feet; thence East 15.00 feet; thence South 0 degrees 05'23" West 74.25 feet; thence West 15.00 feet to said section line; thence South 0 degrees 05'23" West along said section line 140.27 feet to the point of beginning.

TO BE KNOWN AS: WATERSLIDE II, a Utah Condominium Project located in the Northeast quarter of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian.

Including the following parcel numbers:

Common Area	22-29-230-185
Bldg. 1A-H	22-29-230-001
	22-29-230-002
	22-29-230-003
	22-29-230-004
	22-29-230-005
	22-29-230-006
	22-29-230-007
	22-29-230-008
Bldg. 2A-L	22-29-230-009
	22-29-230-010
	22-29-230-011
	22-29-230-012
	22-29-230-013
	22-29-230-014
	22-29-230-015
	22-29-230-016
	22-29-230-017
	22-29-230-018
	22-29-230-018
	22-29-230-018
	22-29-230-019
	22-29-230-020
Bldg. 3A-H	22-29-230-021
	22-29-230-022
	22-29-230-023
	22-29-230-024
	22-29-230-025
	22-29-230-026
	22-29-230-027
	22-29-230-028
Bldg. 4A-Z	22-29-230-029
	22-29-230-030
	22-29-230-031
	22-29-230-032
	22-29-230-033
	22-29-230-034
	22-29-230-035
	22-29-230-036
	22-29-230-037
	22-29-230-038
	22-29-230-039
	22-29-230-040
	22-29-230-041

22-29-230-042
22-29-230-043
22-29-230-044
22-29-230-045
22-29-230-046
22-29-230-047
22-29-230-048
22-29-230-049
22-29-230-050
22-29-230-051
22-29-230-052
Bldg. 5A-Z 22-29-230-053
22-29-230-054
22-29-230-055
22-29-230-056
22-29-230-057
22-29-230-058
22-29-230-059
22-29-230-060
22-29-230-061
22-29-230-062
22-29-230-063
22-29-230-064
Bldg. 6A-R 22-29-230-065
22-29-230-066
22-29-230-067
22-29-230-068
22-29-230-069
22-29-230-070
22-29-230-071
22-29-230-072
22-29-230-073
22-29-230-073
22-29-230-074
22-29-230-075
22-29-230-076
22-29-230-077
22-29-230-078
22-29-230-079
22-29-230-080
22-29-230-081
22-29-230-082
Bldg. 7A-X 22-29-230-083
22-29-230-084
22-29-230-085
22-29-230-086

Bldg. 8A-X

22-29-230-087
22-29-230-088
22-29-230-089
22-29-230-090
22-29-230-091
22-29-230-092
22-29-230-093
22-29-230-094
22-29-230-095
22-29-230-096
22-29-230-096
22-29-230-097
22-29-230-098
22-29-230-099
22-29-230-100
22-29-230-101
22-29-230-102
22-29-230-103
22-29-230-104
22-29-230-105
22-29-230-106
22-29-230-107
22-29-230-108
22-29-230-109
22-29-230-110
22-29-230-111
22-29-230-112
22-29-230-113
22-29-230-114
22-29-230-115
22-29-230-116
22-29-230-117
22-29-230-118
22-29-230-119
22-29-230-120
22-29-230-121
22-29-230-122
22-29-230-123
22-29-230-124
22-29-230-125
22-29-230-126
22-29-230-127
22-29-230-128
22-29-230-129
22-29-230-130

Bldg. 9A-R	22-29-230-131	
	22-29-230-132	
	22-29-230-133	
	22-29-230-134	
	22-29-230-135	
	22-29-230-136	
	22-29-230-137	
	22-29-230-138	
	22-29-230-139	
	22-29-230-140	
	22-29-230-141	
	22-29-230-142	
	22-29-230-143	
	22-29-230-144	
	22-29-230-145	
	22-29-230-146	
	22-29-230-147	
	22-29-230-148	
	Bldg. 10A-X	22-29-230-149
		22-29-230-150
22-29-230-151		
22-29-230-152		
22-29-230-153		
22-29-230-154		
22-29-230-155		
22-29-230-156		
22-29-230-157		
22-29-230-158		
22-29-230-159		
22-29-230-160		
22-29-230-161		
22-29-230-162		
22-29-230-163		
22-29-230-164		
22-29-230-164		
22-29-230-165		
22-29-230-166		
22-29-230-167		
22-29-230-168		
22-29-230-169		
22-29-230-170		
22-29-230-171		
22-29-230-172		
Bldg. 11A-L	22-29-230-173	
	22-29-230-174	
	22-29-230-175	

22-29-230-176
22-29-230-177
22-29-230-178
22-29-230-179
22-29-230-180
22-29-230-181
22-29-230-182
22-29-230-183
22-29-230-184