

When Recorded Return To:
HTC Towns, LLC
126 Sege Lily Dr., Ste 250
Sandy, UT 84070

12875862
10/29/2018 11:44:00 AM \$26.00
Book - 10725 Pg - 5819-5821
ADAM GARDINER
Recorder, Salt Lake County, UT
MILLER HARRISON LLC
BY: eCASH, DEPUTY - EF 3 P.

NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. § 57-1-46(6), the Parkview at Towne Center Owners Association, a Utah non-profit corporation (the "**Association**"), hereby gives notice of a Reinvestment Fee Covenant which burdens all the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, and any additional land that is annexed into and made subject to the Second Amended and Restated Tract Declaration for Parkview & Greenwood Village Townhomes, that was recorded on September 28, 2018 as Entry No. 12858367, in Book 10717, at Pages 2187-2249, in the records of Salt Lake County, Utah (the "**Declaration**").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee determined by the Association's Board of Directors in accordance with Section 4.13 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8).

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of Burdened Property conveyance within the **Parkview Townhomes** or **Greenwood Village Phase 4** Projects that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
Parkview at Towne Center Owners Association
c/o Community Solutions and Sales
856 E. 12300 So. Suite #7
Draper, UT 84020
2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.
4. The duration of the Reinvestment Fee Covenant is perpetual. The Association's members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

IN WITNESS WHEREOF, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 26 day of Oct, 2018.

HTC Towns, LLC
By: [Signature]
Its: manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 26 day of Oct, 2018, personally appeared before me Patrick Holmes who by me being duly sworn, did say that she/he is an authorized representative of HTC Towns, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public



EXHIBIT A

[Legal Description]

The following lots within **Parkview Townhomes Phase 3 Subdivision Amending Lot B Herriman Towne Center Plat F Phase 2**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder as Entry Number 12608257.

<u>Parcel Numbers</u>	<u>Lot</u>
26364550500000	TH 10-30
26364550510000	TH 10-29

The following lots within **Greenwood Village Subdivision Phase 4A Amending Herriman Towne Center Plat F Phase 2 Lot C & D**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder as Entry Number 12413738.

<u>Parcel Numbers</u>	<u>Lot</u>
26364030170000	GV 2-46
26364030190000	GV 2-48

Lot GV-TH3-49 in the **Greenwood Village Subdivision Phase 4B Amending Herriman Towne Center Plat F Phase 2 Lot C & D**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder as Entry Number 12308514.

<u>Parcel Number</u>	<u>Lot</u>
26364580130000	TH 3-50
26364580140000	TH 3-51
26364580150000	TH 3-52
26364580160000	TH 3-53
26364580170000	TH 3-54
26364580220000	TH 3-59
26364580230000	TH 3-60
26364580240000	TH 3-61
26364580250000	TH 3-62