

WHEN RECORDED RETURN TO:
Plat Q Homeowners Association, Inc (DBA Juniper Point)
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
manager@hoaliving.com

11174246
04/28/2011 04:15 PM \$189.00
Book - 9921 Pg - 1603-1604
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FCS COMMUNITY MANAGEMENT
PO BOX 5555
DRAPER UT 84020
BY: ZJM, DEPUTY - WL 2.P.
Space Above for Recorder's Use Only

2P.

- Parcel #'s: 32-12-407-002 through 32-12-407-018
(ALL OF LOTS Q1 THROUGH Q17, ROSECREST PLAT Q)
- Parcel #'s: 32-12-408-001 through 32-12-408-010
(ALL OF LOTS Q53 THROUGH Q62, ROSECREST PLAT Q)
- Parcel #'s: 32-12-426-002 through 32-12-426-007
(ALL OF LOTS Q18 THROUGH Q23, ROSECREST PLAT Q)
- Parcel #'s: 32-12-427-002 through 32-12-427-008
(ALL OF LOTS Q24 THROUGH Q30, ROSECREST PLAT Q)
- Parcel #'s: 32-12-427-013 through 32-12-427-023
(ALL OF LOTS Q42A THROUGH Q52A, ROSECREST PLAT Q1)
- Parcel #'s: 32-12-428-001 through 32-12-428-007
(ALL OF LOTS Q90 THROUGH Q96, ROSECREST PLAT Q)
- Parcel #'s: 32-12-429-001 through 32-12-429-023
(ALL OF LOTS Q97 THROUGH Q119, ROSECREST PLAT Q)
- Parcel #'s: 32-12-430-001 through 32-12-430-019
(ALL OF LOTS Q120 THROUGH Q138, ROSECREST PLAT Q)
- Parcel #'s: 32-12-431-001 through 32-12-431-018
(ALL OF LOTS Q139 THROUGH Q156, ROSECREST PLAT Q)
- Parcel #'s: 32-12-432-001 through 32-12-432-015
(ALL OF LOTS Q157 THROUGH Q171, ROSECREST PLAT Q)
- Parcel #'s: 32-12-433-002 through 32-12-433-008
(ALL OF LOTS Q31 THROUGH Q37, ROSECREST PLAT Q)
- Parcel #'s: 32 32-12-433-009
(LOT Q172, ROSECREST PLAT Q)
- Parcel #'s: 32-12-433-016 through 32-12-433-019
(ALL OF LOTS Q038A THROUGH Q41A, ROSECREST PLAT Q1)
- Parcel #'s: 32-12-434-001 through 32-12-434-009
(ALL OF LOTS Q81 THROUGH Q89, ROSECREST PLAT Q)
- Parcel #'s: 32-12-435-001 through 32-12-435-007
(ALL OF LOTS Q63 THROUGH Q69, ROSECREST PLAT Q)
- Parcel #'s: 32-12-436-001 through 32-12-436-011
(ALL OF LOTS Q70 THROUGH Q80, ROSECREST PLAT Q)

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Juniper Point 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 Juniper Point shall be required to pay to the Plat Q Homeowners Association, Inc (DBA Juniper Point) 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 Plat Q Homeowners Association, Inc (DBA Juniper Point) (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 3rd day of January, 2011.

PLAT Q HOMEOWNERS ASSOCIATION, INC (DBA JUNIPER POINT)

By: 
Name: Michael Johnson
Title: Authorized Representative/Managing Agent

ACKNOWLEDGMENT

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

On the 3rd day of January, 2011, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Plat Q Homeowners Association, Inc. (DBA Juniper Point), 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.


NOTARY PUBLIC

