

2011.05.01
1:22 PM

DOC # 20110013820

Restrictive Page 1 of 5
Russell Shiris Washington County Recorder
05/04/2011 11:23:56 AM Fee \$ 20.00
By COMMUNITY ASSOCIATION MANAGEMENT LLC



WHEN RECORDED, RETURN TO:
Community Association Management, LLC, at:
410 East Tabernacle, Suite B
St. George, Utah 84770

**NOTICE OF REINVESTMENT FEE
FOR
QUAIL LAKE ESTATES SUBDIVISION**

KNOW ALL PERSONS: QUAIL LAKE EST AMD 5(H) SUBDIVISION, located in Washington County, Utah hereby claims a Reinvestment Fee, against any and all Units/Lots, which obligates the seller or purchaser of a Unit/Lot (as the seller and purchaser may decide) to pay this Reinvestment Fee to Quail Lake EST AMD 5(H), upon the transfer of the real property. This Reinvestment Fee is dedicated to benefitting the above described Subdivision. The initial amount of the fee is One Hundred Fifty Dollars (\$150.00) PLUS any Capital Contribution dictated by the Subdivision's CC&R's and/or as otherwise modified by resolution of the Board of the Subdivision's Association, to be applied first to the administrative and association costs associated with the transfer of the Unit/Lot and then to the reserve fund or other expenses benefitting the Subdivision as the Board may reasonably determine.

This Reinvestment Fee is intended to run with the land and to bind any and all successors in interest and assigns. The Reinvestment Fee precludes the imposition of an additional reinvestment fee covenant on the property.

DATE SIGNED: May 1, 2011.

Quail Lake EST AMD 5(H) Subdivision

By: *Jerald Kay Jensen*
Jerald Kay Jensen, Property Manager and agent for the Subdivision's Association

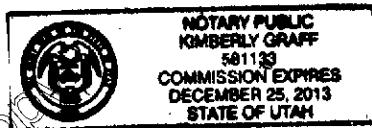
STATE OF UTAH)
) ss
County of Washington)

Jerald Kay Jensen personally appeared and acknowledged that he/she signed the instrument for the purpose for which it was intended.

Subscribed and sworn to before me on this 1st day of May, 2011.

Kimberly Graff

Kimberly Graff
Notary Public for Utah
My commission expires December 25, 2013



LEGAL DESCRIPTION

EXHIBIT A

All Lots, Quail Lake EST AMD 5(H), according to the official plat thereof, records of Washington County, State of Utah, less Commercial area, H-QLE-CA-1 and H-QLE-CA-2-A.

Said Lots include:

Tax Parcel No. H-QLE-1-1-A
Tax Parcel No. H-QLE-2-1
Tax Parcel No. H-QLE-4-B
Tax Parcel No. H-QLE-5-A
Tax Parcel No. H-QLE-6
Tax Parcel No. H-QLE-7
Tax Parcel No. H-QLE-8
Tax Parcel No. H-QLE-9
Tax Parcel No. H-QLE-10
Tax Parcel No. H-QLE-11
Tax Parcel No. H-QLE-12
Tax Parcel No. H-QLE-13
Tax Parcel No. H-QLE-14
Tax Parcel No. H-QLE-17
Tax Parcel No. H-QLE-19-1
Tax Parcel No. H-QLE-20-B
Tax Parcel No. H-QLE-22
Tax Parcel No. H-QLE-23
Tax Parcel No. H-QLE-24-1
Tax Parcel No. H-QLE-25
Tax Parcel No. H-QLE-26
Tax Parcel No. H-QLE-27
Tax Parcel No. H-QLE-28
Tax Parcel No. H-QLE-29
Tax Parcel No. H-QLE-30-A
Tax Parcel No. H-QLE-31-A
Tax Parcel No. H-QLE-32
Tax Parcel No. H-QLE-34
Tax Parcel No. H-QLE-35
Tax Parcel No. H-QLE-36
Tax Parcel No. H-QLE-37
Tax Parcel No. H-QLE-38
Tax Parcel No. H-QLE-39
Tax Parcel No. H-QLE-40-1
Tax Parcel No. H-QLE-41-1-A
Tax Parcel No. H-QLE-42
Tax Parcel No. H-QLE-43
Tax Parcel No. H-QLE-44-B
Tax Parcel No. H-QLE-45
Tax Parcel No. H-QLE-46-1
Tax Parcel No. H-QLE-47
Tax Parcel No. H-QLE-48-B
Tax Parcel No. H-QLE-49-1-A
Tax Parcel No. H-QLE-51
Tax Parcel No. H-QLE-52
Tax Parcel No. H-QLE-53-B

Tax Parcel No. H-QLE-54-B
Tax Parcel No. H-QLE-56
Tax Parcel No. H-QLE-57-B
Tax Parcel No. H-QLE-59
Tax Parcel No. H-QLE-60
Tax Parcel No. H-QLE-61
Tax Parcel No. H-QLE-62
Tax Parcel No. H-QLE-63
Tax Parcel No. H-QLE-64-B
Tax Parcel No. H-QLE-65-1
Tax Parcel No. H-QLE-66
Tax Parcel No. H-QLE-69-A
Tax Parcel No. H-QLE-70-A
Tax Parcel No. H-QLE-71-A
Tax Parcel No. H-QLE-73
Tax Parcel No. H-QLE-74-B
Tax Parcel No. H-QLE-75
Tax Parcel No. H-QLE-76
Tax Parcel No. H-QLE-77-B
Tax Parcel No. H-QLE-78-1
Tax Parcel No. H-QLE-80
Tax Parcel No. H-QLE-81
Tax Parcel No. H-QLE-83
Tax Parcel No. H-QLE-84-B
Tax Parcel No. H-QLE-85
Tax Parcel No. H-QLE-86-A
Tax Parcel No. H-QLE-87-B
Tax Parcel No. H-QLE-88-B
Tax Parcel No. H-QLE-89
Tax Parcel No. H-QLE-90-A
Tax Parcel No. H-QLE-91-A
Tax Parcel No. H-QLE-95-1
Tax Parcel No. H-QLE-96-1
Tax Parcel No. H-QLE-98-1
Tax Parcel No. H-QLE-99-1
Tax Parcel No. H-QLE-100
Tax Parcel No. H-QLE-101-A
Tax Parcel No. H-QLE-102-1
Tax Parcel No. H-QLE-104-B
Tax Parcel No. H-QLE-105
Tax Parcel No. H-QLE-109-B
Tax Parcel No. H-QLE-110-A
Tax Parcel No. H-QLE-111-A
Tax Parcel No. H-QLE-112
Tax Parcel No. H-QLE-113-B
Tax Parcel No. H-QLE-114

Tax Parcel No. H-QLE-115-A
Tax Parcel No. H-QLE-116
Tax Parcel No. H-QLE-117
Tax Parcel No. H-QLE-118-B
Tax Parcel No. H-QLE-119
Tax Parcel No. H-QLE-120
Tax Parcel No. H-QLE-121
Tax Parcel No. H-QLE-122-A
Tax Parcel No. H-QLE-123
Tax Parcel No. H-QLE-124-A
Tax Parcel No. H-QLE-125
Tax Parcel No. H-QLE-126-A
Tax Parcel No. H-QLE-127
Tax Parcel No. H-QLE-128
Tax Parcel No. H-QLE-129
Tax Parcel No. H-QLE-130
Tax Parcel No. H-QLE-131
Tax Parcel No. H-QLE-132-A
Tax Parcel No. H-QLE-133-A
Tax Parcel No. H-QLE-134
Tax Parcel No. H-QLE-135-A
Tax Parcel No. H-QLE-136
Tax Parcel No. H-QLE-137
Tax Parcel No. H-QLE-138-A
Tax Parcel No. H-QLE-139-A
Tax Parcel No. H-QLE-140-A
Tax Parcel No. H-QLE-141-A
Tax Parcel No. H-QLE-142-A
Tax Parcel No. H-QLE-143
Tax Parcel No. H-QLE-144-A
Tax Parcel No. H-QLE-145-B
Tax Parcel No. H-QLE-146
Tax Parcel No. H-QLE-147-B
Tax Parcel No. H-QLE-148
Tax Parcel No. H-QLE-149-B
Tax Parcel No. H-QLE-150
Tax Parcel No. H-QLE-151-B
Tax Parcel No. H-QLE-152
Tax Parcel No. H-QLE-153-A
Tax Parcel No. H-QLE-154-B
Tax Parcel No. H-QLE-155
Tax Parcel No. H-QLE-156
Tax Parcel No. H-QLE-157
Tax Parcel No. H-QLE-158-A
Tax Parcel No. H-QLE-159-A
Tax Parcel No. H-QLE-160

Tax Parcel No. H-QLE-161-B
Tax Parcel No. H-QLE-162
Tax Parcel No. H-QLE-163
Tax Parcel No. H-QLE-164
Tax Parcel No. H-QLE-165-B
Tax Parcel No. H-QLE-166-B
Tax Parcel No. H-QLE-167
Tax Parcel No. H-QLE-169-B
Tax Parcel No. H-QLE-170
Tax Parcel No. H-QLE-2A-1
Tax Parcel No. H-QLE-3A-1
Tax Parcel No. H-QLE-6A
Tax Parcel No. H-QLE-9A
Tax Parcel No. H-QLE-10A
Tax Parcel No. H-QLE-14A
Tax Parcel No. H-QLE-15A-A
Tax Parcel No. H-QLE-17A-1
Tax Parcel No. H-QLE-18A-A
Tax Parcel No. H-QLE-21A-1
Tax Parcel No. H-QLE-22A-1
Tax Parcel No. H-QLE-23A
Tax Parcel No. H-QLE-25A
Tax Parcel No. H-QLE-26A
Tax Parcel No. H-QLE-27A
Tax Parcel No. H-QLE-28A
Tax Parcel No. H-QLE-29A
Tax Parcel No. H-QLE-32A
Tax Parcel No. H-QLE-33A-B
Tax Parcel No. H-QLE-38A
Tax Parcel No. H-QLE-39A
Tax Parcel No. H-QLE-41A-1-A
Tax Parcel No. H-QLE-42A
Tax Parcel No. H-QLE-43A
Tax Parcel No. H-QLE-45A
Tax Parcel No. H-QLE-47A
Tax Parcel No. H-QLE-48A-1
Tax Parcel No. H-QLE-50A
Tax Parcel No. H-QLE-51A-1
Tax Parcel No. H-QLE-52A
Tax Parcel No. H-QLE-53A
Tax Parcel No. H-QLE-55A-1
Tax Parcel No. H-QLE-56A
Tax Parcel No. H-QLE-57A-1
Tax Parcel No. H-QLE-59A-1
Tax Parcel No. H-QLE-60A
Tax Parcel No. H-QLE-61A
Tax Parcel No. H-QLE-63A
Tax Parcel No. H-QLE-65A
Tax Parcel No. H-QLE-66A-1
Tax Parcel No. H-QLE-67A
Tax Parcel No. H-QLE-68A-1
Tax Parcel No. H-QLE-73A
Tax Parcel No. H-QLE-74A
Tax Parcel No. H-QLE-76A
Tax Parcel No. H-QLE-77A-A

Tax Parcel No. H-QLE-79A-1
Tax Parcel No. H-QLE-80A
Tax Parcel No. H-QLE-81A
Tax Parcel No. H-QLE-83A
Tax Parcel No. H-QLE-84A
Tax Parcel No. H-QLE-86A
Tax Parcel No. H-QLE-89A
Tax Parcel No. H-QLE-92A-1
Tax Parcel No. H-QLE-93-1
Tax Parcel No. H-QLE-94A-1
Tax Parcel No. H-QLE-95A-1
Tax Parcel No. H-QLE-97A-1
Tax Parcel No. H-QLE-98A-1
Tax Parcel No. H-QLE-100A
Tax Parcel No. H-QLE-101A
Tax Parcel No. H-QLE-105A
Tax Parcel No. H-QLE-106A-1
Tax Parcel No. H-QLE-107A-1
Tax Parcel No. H-QLE-108A-1
Tax Parcel No. H-QLE-109A-A
Tax Parcel No. H-QLE-113A-1
Tax Parcel No. H-QLE-114A
Tax Parcel No. H-QLE-116A
Tax Parcel No. H-QLE-119A
Tax Parcel No. H-QLE-120A
Tax Parcel No. H-QLE-121A
Tax Parcel No. H-QLE-123A
Tax Parcel No. H-QLE-125A
Tax Parcel No. H-QLE-127A
Tax Parcel No. H-QLE-128A
Tax Parcel No. H-QLE-129A
Tax Parcel No. H-QLE-130A
Tax Parcel No. H-QLE-131A
Tax Parcel No. H-QLE-136A
Tax Parcel No. H-QLE-137A
Tax Parcel No. H-QLE-143A
Tax Parcel No. H-QLE-145A-1
Tax Parcel No. H-QLE-146A
Tax Parcel No. H-QLE-147A-1
Tax Parcel No. H-QLE-148A
Tax Parcel No. H-QLE-149A
Tax Parcel No. H-QLE-152A
Tax Parcel No. H-QLE-155A
Tax Parcel No. H-QLE-156A
Tax Parcel No. H-QLE-157A
Tax Parcel No. H-QLE-160A
Tax Parcel No. H-QLE-163A
Tax Parcel No. H-QLE-164A
Tax Parcel No. H-QLE-168A-B
Tax Parcel No. H-QLE-170A
Tax Parcel No. H-QLE-112A
Tax Parcel No. H-QLE-165-A
Tax Parcel No. H-QLE-7A
Tax Parcel No. H-QLE-62A
Tax Parcel No. H-QLE-16-B

Tax Parcel No. H-QLE-72-1

Property Record Card

Washington County Utah

**QUAIL LAKE ESTATES
C/O: BIRRELL DAVID**

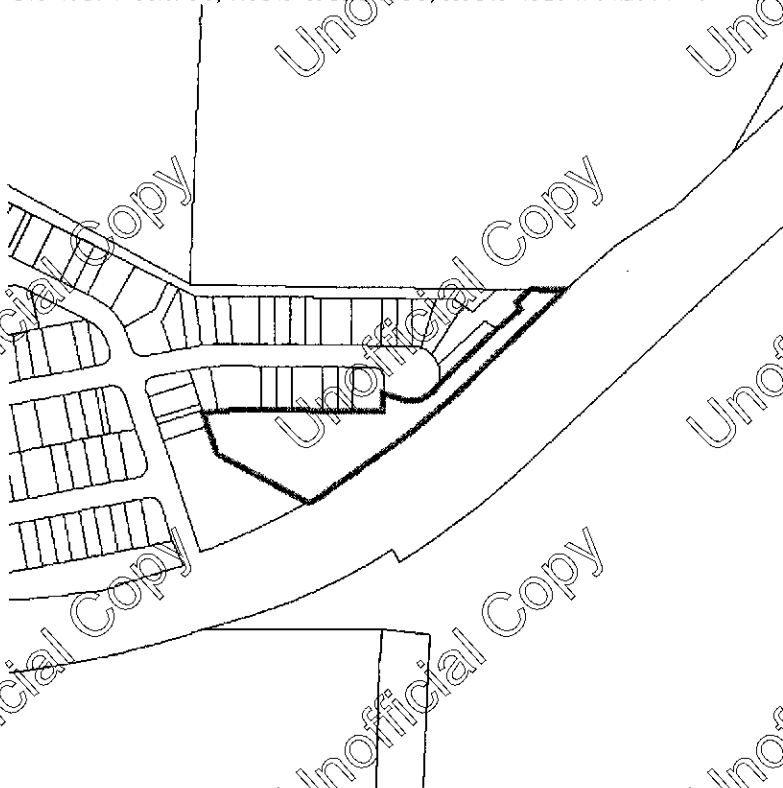
Account: 0363104
Tax Area: 03 - Hurricane City
Acres: 1.190

Parcel: H-QLE-CA-2-A
Situs Address:

1862 S MAIN ST
OREM, UT 84058-7408

Legal Description

Subdivision: QUAIL LAKE EST AMD 5 (H) Lot: CA-2 COMMERCIAL AREA QLE AMD 5 DESC AS FOL: BEG SE COR LOT 65 A TH N19°15'41" W 24 FT; TH N82°43'48" E 54.44 FT; TH N89°52'48" E 270.93 FT; TH N0°07'12" W 62.86 FT M/L TO PARTRIDGE CIRCLE RD; TH ALG CUR TO SW COR LOT 1A; TH N46°40'21" E 150 FT; TH N55°56'51" W 56.36 FT; TH N46°40'21" E TO N LN QLE AMD 4; TH N89°52'48" E TO NE COR; TH S46°40'21" W 249.93 FT; TH ALG HWY TO PT 200 FT FM QUAIL CREEK DR; TH N63°07'17" W 164.63 FT; TH N19°15'41" W 55 FT TO POB. LESS: BEG NELY COR LOT 1-A QLE; TH N55°56'51" W 56.36 FT; TH N46°40'21" E 62.62 FT; TH N89°52'48" E 58.43 FT; TH S46°40'21" W 38.69 FT; TH S43°19'39" E 15 FT; TH S46°40'21" W 54.20 FT TO POB.



Transfer History

Entry Number	Date Recorded	Deed Type
20110000235	Jan 4, 2011	Annexation
20100043974	Dec 30, 2010	Resolution
20100006647	Mar 1, 2010	Annexation
20100006648	Mar 1, 2010	Resolution
20090048182	Dec 22, 2009	Resolution
00900083	Sep 13, 2004	Quit Claim Deed
00278621	Jul 11, 1985	Warranty Deed

Abstract Summary

Code	Classification	Market Value	Taxable Value
03C	COM REAL ESTATE-UNIMPROVED	\$207,346	\$207,345
Total		\$207,346	\$207,345

Property Record Card

Washington County Utah

**TERVORT INVESTMENTS
L C**

Account: 0335730
Tax Area: 03 - Hurricane City
Acres: 0.550

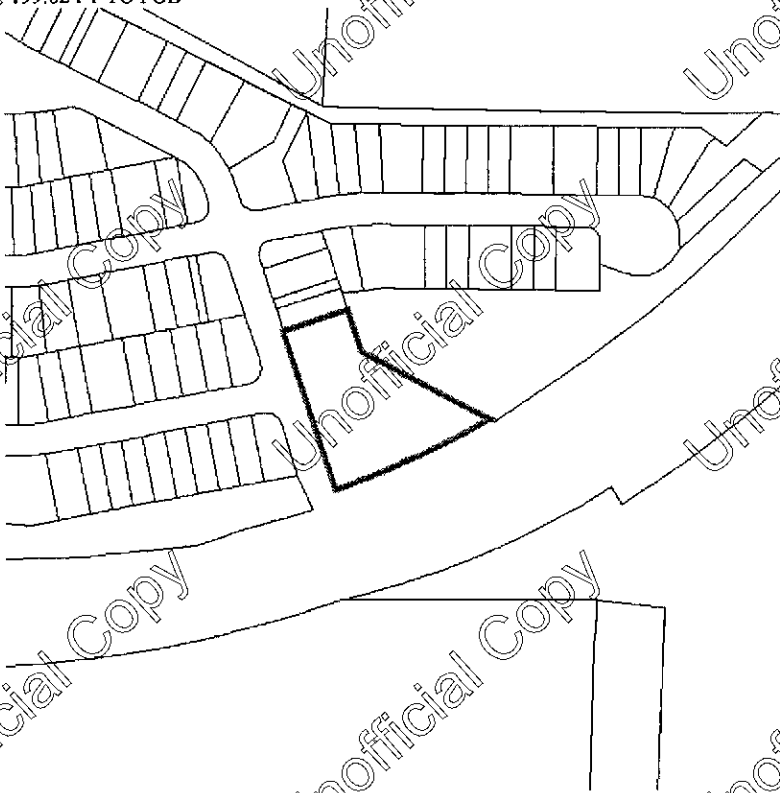
Parcel: H-QLE-CA-1

Situs Address:
4400 W STATE ST
HURRICANE, 847370000

2591 W 100 S # 325-8
HURRICANE, UT 84737-3117

Legal Description

Subdivision: QUAIL LAKE EST AMD 5 (H) Lot: CA-1 COMMERCIAL AREA QLE AMD 5 DESC AS FOL: BEG AT NLY LN STATE HWY AT ELY LN QUAIL CREEK DR BEING S 459.98 FT & E 1338.02 FT FM CTR SEC 2 T42S R14W TH N19°15'41" W 191.03 FT ALG ELY LN QUAIL CREEK DR; TH N70°44'19" E 85 FT ALG SLY LN LOT 65A; TH S19°15'41" E 55 FT; TH S63°07'47" E 164.63 FT NLY LN STATE HWY 9; TH SWLY 200 FT ALG NLY LN ALG ARC NON TNGT CUR CNCV NW HAV RAD 1382.41 FT THRU ANG 08°17'21" CHD BEARS S65°45'55" W 199.82 FT TO POB



Transfer History

Entry Number	Date Recorded	Deed Type
20110000235	Jan 4, 2011	Annexation
20100043974	Dec 30, 2010	Resolution
20100006647	Mar 1, 2010	Annexation
20100006648	Mar 1, 2010	Resolution
20090048182	Dec 22, 2009	Resolution
00911446	Nov 16, 2004*	Quit Claim Deed
00908806	Nov 1, 2004	Quit Claim Deed
00310407	Feb 24, 1987	Quit Claim Deed
00308065	Jan 12, 1987	Warranty Deed
00296564	Jun 18, 1986	Warranty Deed
00271541	Feb 4, 1985	Map (Conveying Property)

Abstract Summary

Code	Classification	Market Value	Taxable Value
03A	COM REAL ESTATE-IMPROVED	\$95,832	\$95,830
13A	RETAIL SALES	\$65,823	\$65,820