

3.

WHEN RECORDED RETURN TO:

Monarch Village Sales, LLC
14034 S. 145 E. #204
Draper, UT 84020

13179849
01/28/2020 10:56 AM \$40.00
Book - 10889 Pg - 4861-4863
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MONARCH VILLAGE SALES LLC
14034 S 145 E
SUITE 204
DRAPER UT 84020
BY: TSA, DEPUTY - WI 3 P.

NOTICE OF REINVESTMENT FEE COVENANT

(The Grove at Haven Dell Phase 5)

Pursuant to Utah Code § 57-1-46(6), The Grove at Haven Dell Owners Association ("**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, which is subject to the Declaration of Covenants, Conditions, and Restrictions for The Grove at Haven Dell recorded with the Salt Lake County Recorder on December 2, 2019 as Entry No. 13137138, and any amendments or supplements thereto (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 as established by the Association's Board of Directors in accordance with Section 5.19 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **The Grove – Phase 5 P.U.D.** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

The Grove at Haven Dell Owners Association
14034 S. 145 E. #204
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 27th day of January, 2020.

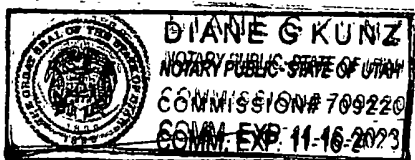
DECLARANT

MONARCH VILLAGE SALES, LLC
a Utah limited liability company,

By: *James Giles*
Its: MANAGER

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

On the 27th day of January, 2020, personally appeared before me James Giles who by me being duly sworn, did say that she/he is an authorized representative of Monarch Village Sales, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Diane G. Kunz
Notary Public

EXHIBIT A
[Legal Description]

All of **The Grove - Phase 5 P.U.D.**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 501 through 574

Parcel numbers not yet assigned.

More particularly described as:

COMMENCING AT A FOUND BRASS CAP SECTION MONUMENT AT THE SOUTH QUARTER (S 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 8, SOUTH 89°26'55" WEST 1315.09 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PLAT MAP TITLED "VILLAGE AT THE BOULDERS PHASE 2, AMENDING PART OF LOT F, SOUTH HERRIMAN", BOOK 2018P, AT PAGE 158, ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID PLAT NORTH 00°30'37" EAST 239.61 FEET TO THE NORTHWEST CORNER OF THE PROPOSED THE GROVE PHASE 4 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°30'37" EAST 153.89 FEET; THENCE NORTH 89°26'56" EAST 852.52 FEET TO THE NORTHWEST CORNER OF THE PROPOSED HAVENDELL PHASE 2B; THENCE ALONG THE WEST LINE OF SAID PHASE 2B, SOUTH 00°33'02" EAST 74.13 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED PHASE 2B; THENCE THE NEXT FOUR (4) CALLS ALONG THE BOUNDARY LINE OF THE PROPOSED HAVENDELL PHASE 2A; (1) SOUTH 89°26'58" WEST 69.67 FEET; (2) SOUTH 00°33'02" EAST 26.00 FEET TO THE BEGINNING OF A CURVE (3) SOUTHEASTERLY 18.85 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET WITH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 45°33'02" EAST 16.97 FEET; (4) SOUTH 00°33'02" EAST 45.50 FEET; THENCE SOUTH 89°26'58" WEST 722.50 FEET ALONG THE NORTHERLY BOUNDARY LINES OF THE PROPOSED HAVENDELL PHASE 1 AND THE GROVE PHASE 4; THENCE THE NEXT TWO (2) CALLS ALONG THE NORTHERLY BOUNDARY LINE OF SAID PHASE 4; (1) NORTH 00°33'02" WEST 3.76 FEET; (2) SOUTH 89°26'58" WEST 75.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED CONTAINS 129,170 SQUARE FEET OR 2.97 ACRES.