


WHEN RECORDED, RETURN TO:

RICHARDS, KIMBLE & WINN, P.C.
2040 E. Murray-Holladay Rd., Ste. 106
Salt Lake City, Utah 84117
Phone: (801) 274-6800



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RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 May 04 10:59 am FEE 814.00 BY EO
RECORDED FOR SARATOGA SPRINGS OWNERS ASS

AMENDMENT & NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. §57-1-46)

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES either owning, purchasing or assisting with the closing of a property conveyance within the **SARATOGA SPRINGS OWNERS ASSOCIATION** (the "Association"), that a certain Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Easements including Bylaws attached therewith as Exhibit "B" were recorded on January 24, 2006, as Document Entry No. 8402:2006, in the Utah County Recorder's Office (the "Declaration"), and that the Declaration and Bylaws (and any amendments thereto) established certain obligations that all owners, sellers and buyers should be aware of.

This Notice requires the payment of a Reinvestment Fee Covenant as permitted by Utah law according to the following terms.

1. **Homeowners and/or Condominium Association.** The property being purchased and sold is within a planned community and/or condominium association which is operated and managed by a Board of Directors which has presently delegated its daily operations to Community Solutions & Sales. **Community Solutions & Sales is located on site at 625 Saratoga Drive, Saratoga Springs, UT 84045, phone # 801- 766-0621. PLEASE NOTE, HOWEVER, THAT PROPERTY MANAGEMENT COMPANIES MAY CHANGE FROM TIME TO TIME.** The planned community and/or condominium is subject to covenants, conditions and restrictions and Bylaws affecting the property, including regular and special assessments and this **Reinvestment Fee Covenant** for the administration and operation of the property within the Association. Please contact the current property management, **Community Solutions & Sales**, or the recording party identified above, for the exact amount of the Reinvestment Fee Covenant due and owing at closing.


2. **Notice to Title Companies / Future Management Companies / Agents.** Because Management Companies change from time to time, it is the title company's obligation to ensure that any Reinvestment Fee is sent to the current property Management Company. This can most likely be achieved by calling the management company listed above. **With respect to management companies, it is the obligation and requirement of any such management company that may collect any fees described herein to remit said fee to a NEW management company, if such a change is made.**

3. **Reinvestment Fee.** A Reinvestment Fee Covenant is hereby formally imposed at settlement (or upon any conveyance of any unit/lot unless exempt by law) for each unit/lot sold or conveyed, in an amount determined by the Board of Directors for the **SARATOGA SPRINGS OWNERS ASSOCIATION.**

Jonathan Z. Rea
By: _____
Its: President

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

The foregoing Amendment was acknowledged before me on this 3 day of May, 2010 by Jonathan Rea as President of Saratoga Springs Owners Association, Inc.

 NOTARY PUBLIC
Vikki Long
581086
My Commission Expires
December 15, 2013
STATE OF UTAH

Vikki Long
Notary Public for Utah

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Lots 101-162, 165-171, Saratoga Springs No. 1, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 75948:1996, and Map Filing No. 6780 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 201-255, Saratoga Springs No. 2, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 40728:1997, and Map Filing No. 7074 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 301-380, Saratoga Springs No. 3, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 75949:1996, and Map Filing No. 6781 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 401-404, Saratoga Springs No. 4, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 75950:1996, and Map Filing No. 6782 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1-75 (Lot 402 Saratoga Springs Plat 4), Saratoga Springs No. 4 Sheet 2, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 48290:1997, and Map Filing No. 7116 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1-45 (Lot 403 Saratoga Springs Plat 4), Saratoga Springs No. 4 Sheet 3, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 48291:1997, and Map Filing No. 7117 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 501-521, Saratoga Springs No. 5, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 79023:1997, and Map Filing No. 7273 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lot 512 (Lots 512-513 Saratoga Springs Plat 5), Saratoga Springs No. 512, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 113902:2003, and Map Filing No. 10092 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 601-668, Saratoga Springs No. 6, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 104007:1997, and Map Filing No. 7375 (as said Record of Survey Map may have heretofore been amended or supplemented.)

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Lots 701-726, Saratoga Springs No. 7, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 75184:1998, and Map Filing No. 7656 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 801-835, Saratoga Springs No. 8, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 75185:1998, and Map Filing No. 7657 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lot 8A, Saratoga Springs No. 8A, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 77205:2000, and Map Filing No. 8755 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 901-906, Saratoga Springs No. 9, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 48642:1998, and Map Filing No. 7532 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1001-1044, Saratoga Springs No. 10, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 48643:1998, and Map Filing No. 7533 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1101-1148, Saratoga Springs No. 11, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 67738:1999, and Map Filing No. 8097 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1201-1223, Saratoga Springs No. 12, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 77204:2000, and Map Filing No. 8756 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1301-1362, Saratoga Springs No. 13, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 77205:2000, and Map Filing No. 8757 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1362-1363, Saratoga Springs No. 13A, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 60297:2002, and Map Filing No. 9549 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1364-1365, Saratoga Springs No. 13B, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 74651:2002, and Map Filing No. 9583 (as said Record of Survey Map may have heretofore been amended or supplemented.)

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Lots 1501-1564, 1583-1587, Saratoga Springs No. 15, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 12660:2001, and Map Filing No. 8941 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1565-1582, Saratoga Springs No. 15C, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 120758:2001, and Map Filing No. 9335 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1601-1611, Saratoga Springs No. 16, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 82544:2002, and Map Filing No. 9605 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 1901-1906, Saratoga Springs No. 19, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 51183:2005, and Map Filing No. 11078 (as said Record of Survey Map may have heretofore been amended or supplemented.)

Lots 2301-2326, Saratoga Springs No. 23, Planned Unit Development, as the same is identified in the recorded Survey Map in Utah County, Utah as Entry No. 77206:2000, and Map Filing No. 8758 (as said Record of Survey Map may have heretofore been amended or supplemented.)