

WHEN RECORDED RETURN TO:
Belmont Condominium Owners Association
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
manager@hoaliving.com



ENT 44370:2010 PG 1 of 3
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 May 28 3:49 pm FEE 216.00 BY EO
RECORDED FOR BELMONT CONDOMINIUMS HOMEOWN

Space Above for Recorder's Use Only
Notice of Assessment & Notice of Reinvestment Fee Covenant.

- Parcel # 35:301:0101-0112 UNIT 101 Through 112, BELMONT EAST CONDOMINIUM PHASE I.
- Parcel # 35:301:0201-0212 UNIT 201 Through 212, BELMONT EAST CONDOMINIUM PHASE I
- Parcel # 35:301:0301-0312 UNIT 301 Through 312, BELMONT EAST CONDOMINIUM PHASE I.
- Parcel # 35:307:0113-0116 UNIT 0113 Through 0116 BUILDING D, PHASE 2, BELMONT EAST CONDOMINIUM
- Parcel # 35:307:0117-0120 UNIT 0117 Through 0120 BUILDING E, PHASE 2, BELMONT EAST CONDOMINIUM
- Parcel # 35:307:0221-0224 UNIT 0221 Through 0224 BUILDING F, PHASE 2, BELMONT EAST CONDOMINIUM
- Parcel # 35:307:0213-0216 UNIT 0213 Through 0216 BUILDING D, PHASE 2, BELMONT EAST CONDOMINIUM
- Parcel # 35:307:0217-0220 UNIT 0217 Through 0220 BUILDING E, PHASE 2, BELMONT EAST CONDOMINIUM
- Parcel # 35:307:0221-0224 UNIT 0221 Through 0224 BUILDING F, PHASE 2, BELMONT EAST CONDOMINIUM
- Parcel # 35:307:0313-0316 UNIT 0313 Through 0316 BUILDING D, PHASE 2, BELMONT EAST CONDOMINIUM
- Parcel # 35:307:0317-0320 UNIT 0317 Through 0320 BUILDING E, PHASE 2, BELMONT EAST CONDOMINIUM
- Parcel # 35:307:0321-0324 UNIT 0321 Through 0324 BUILDING F, PHASE 2, BELMONT EAST CONDOMINIUM
- Parcel # 35:312:0165-0168 UNIT 0165 Through 0168 BUILDING Q, PHASE V, BELMONT EAST CONDOMINIUM
- Parcel # 35:312:0169-0172 UNIT 0169 Through 0172 BUILDING R, PHASE V, BELMONT EAST CONDOMINIUM
- Parcel # 35:312:0265-0268 UNIT 0265 Through 0268 BUILDING Q, PHASE V, BELMONT EAST CONDOMINIUM
- Parcel # 35:312:0269-0272 UNIT 0269 Through 0272 BUILDING R, PHASE V, BELMONT EAST CONDOMINIUM
- Parcel # 35:312:0365-0368 UNIT 0365 Through 0368 BUILDING Q, PHASE V, BELMONT EAST CONDOMINIUM
- Parcel # 35:312:0369-0372 UNIT 0369 Through 0372 BUILDING R, PHASE V, BELMONT EAST CONDOMINIUM
- Parcel # 35:324:0153-0156 UNIT 0153 Through 0156 BUILDING N, BELMONT EAST, CONDOMINIUM, PHASE IV
- Parcel # 35:324:0157-0160 UNIT 0157 Through 0160 BUILDING O, BELMONT EAST, CONDOMINIUM, PHASE IV
- Parcel # 35:324:0161-0164 UNIT 0161 Through 0164 BUILDING P, BELMONT EAST, CONDOMINIUM, PHASE IV
- Parcel # 35:324:0253-0256 UNIT 0253 Through 0256 BUILDING N, BELMONT EAST, CONDOMINIUM, PHASE IV
- Parcel # 35:324:0257-0260 UNIT 0257 Through 0260 BUILDING O, BELMONT EAST, CONDOMINIUM, PHASE IV
- Parcel # 35:324:0261-0264 UNIT 0261 Through 0264 BUILDING P, BELMONT EAST, CONDOMINIUM, PHASE IV
- Parcel # 35:324:0353-0356 UNIT 0353 Through 0356 BUILDING N, BELMONT EAST, CONDOMINIUM, PHASE IV
- Parcel # 35:324:0357-0360 UNIT 0357 Through 0360 BUILDING O, BELMONT EAST, CONDOMINIUM, PHASE IV
- Parcel # 35:324:0361-0364 UNIT 0361 Through 0364 BUILDING P, BELMONT EAST, CONDOMINIUM, PHASE IV
- Parcel # 35:328:0145-0148 UNIT 0145 Through 0148 BUILDING L, BELMONT EAST, CONDOMINIUM, PHASE III
- Parcel # 35:328:0149-0152 UNIT 0149 Through 0152 BUILDING M, BELMONT EAST, CONDOMINIUM, PHASE III
- Parcel # 35:328:0245-0248 UNIT 0245 Through 0248 BUILDING L, BELMONT EAST, CONDOMINIUM, PHASE III
- Parcel # 35:328:0249-0252 UNIT 0249 Through 0252 BUILDING M, BELMONT EAST, CONDOMINIUM, PHASE III
- Parcel # 35:328:0345-0348 UNIT 0345 Through 0348 BUILDING L, BELMONT EAST, CONDOMINIUM, PHASE III
- Parcel # 35:328:0349-0352 UNIT 0349 Through 0352 BUILDING M, BELMONT EAST, CONDOMINIUM, PHASE III
- Parcel # 35:333:0125-0128 UNIT 0125 Through 0128 BUILDING G, BELMONT EAST, CONDOMINIUM, PHASE VI
- Parcel # 35:333:0141-0144 UNIT 0141 Through 0144 BUILDING K, BELMONT EAST, CONDOMINIUM, PHASE VI
- Parcel # 35:333:0225-0228 UNIT 0225 Through 0228 BUILDING G, BELMONT EAST, CONDOMINIUM, PHASE VI
- Parcel # 35:333:0241-0244 UNIT 0241 Through 0244 BUILDING K, BELMONT EAST, CONDOMINIUM, PHASE VI
- Parcel # 35:333:0325-0328 UNIT 0325 Through 0328 BUILDING G, BELMONT EAST, CONDOMINIUM, PHASE VI
- Parcel # 35:333:0341-0344 UNIT 0341 Through 0344 BUILDING K, BELMONT EAST, CONDOMINIUM, PHASE VI
- Parcel # 35:334:0129-0132 UNIT 0129 Through 0132 BUILDING H, BELMONT EAST, CONDOMINIUM, PHASE VII
- Parcel # 35:334:0133-0136 UNIT 0133 Through 0136 BUILDING I, BELMONT EAST, CONDOMINIUM, PHASE VII
- Parcel # 35:334:0137-0140 UNIT 0137 Through 0140 BUILDING J, BELMONT EAST, CONDOMINIUM, PHASE VII
- Parcel # 35:334:0229-0232 UNIT 0229 Through 0232 BUILDING H, BELMONT EAST, CONDOMINIUM, PHASE VII

Parcel # 35:334:0233-0236 UNIT 0233 Through 0236 BUILDING I, BELMONT EAST, CONDOMINIUM, PHASE VII
 Parcel # 35:334:0237-0240 UNIT 0237 Through 0240 BUILDING J, BELMONT EAST, CONDOMINIUM, PHASE VII
 Parcel # 35:334:0329-0332 UNIT 0329 Through 0332 BUILDING H, BELMONT EAST, CONDOMINIUM, PHASE VII
 Parcel # 35:334:0333-0336 UNIT 0333 Through 0336 BUILDING I, BELMONT EAST, CONDOMINIUM, PHASE VII
 Parcel # 35:334:0337-0340 UNIT 0337 Through 0340 BUILDING J, BELMONT EAST, CONDOMINIUM, PHASE VII

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Unit in Belmont East Condominiums 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 Unit at Belmont East Condominiums shall be required to pay to the Belmont Condominium Owners Association at the time of closing or settlement of the sale of his or her 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 Unit at the time of closing unless the 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 Belmont Condominium Owners Association (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 28th day of May, 20 10.

BELMONT CONDOMINIUM OWNERS ASSOCIATION

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

ACKNOWLEDGMENT

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

On the 28th day of May, 20 10 , personally appeared before me Michael Johnson , who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Belmont Condominium Owners Association, 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

