

WHEN RECORDED, RETURN TO:

ANDERSON CALL & WILKINSON, PC  
136 E. South Temple, 2400  
Salt Lake City, UT 84111

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05/20/2010 04:03 PM \$157.00  
Book - 9827 Pg - 1362-1366  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
ANDERSON CALL & WILKINSON  
136 E SOUTH TEMPLE #2400  
SLC UT 84111  
BY: ZJM, DEPUTY - WI 5 P.

**NOTICE OF REINVESTMENT FEE COVENANT**  
(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46(2010), this instrument is a notice of reinvestment fee covenant ("Notice") that satisfies the requirements of Utah Code Ann. § 57-1-46(6)(2010). This Notice serves as notice of a reinvestment fee covenant (the "Reinvestment Fee Covenant") that was recorded on this property previously.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

1. The name and address of the beneficiary under the above referenced reinvestment fee covenant is Stone Creek Condos HOA, 7887 South Dove Creek Lane, West Jordan, UT 84081. The current property manager for the Association is Advanced Community Services, LLC, P.O. Box 827, Lehi, Utah 84043. Phone: (801) 641-1844. E-mail: info@acs-hoa.com. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce Division of Corporations.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land described in **Exhibit A** and to bind successors in interest and assigns. The duration of the above referenced reinvestment fee covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination of such reinvestment fee covenant after the vote and approval of sixty-seven percent (67%) of all votes of the membership of the Association.
3. As of the date of this Notice and subject to increase from time to time, at settlement for each unit, an amount equal to .5% of the value of the burdened property, unless a lesser amount is approved by the association's board of directors or management committee. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. However, the existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the maintenance of the common property and the association.



# Exhibit A

## Stone Creek Condominiums, Legal Description of Additional Land

Beginning at the North Quarter Corner of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running;

thence South  $89^{\circ}55'39''$  East 107.20 feet along the quarter section line to the Northeast Corner of Copper Hills Ward at Stone Creek Subdivision Phase 1;  
thence South  $0^{\circ}07'04''$  East 125.68 feet along the west line of said subdivision;  
thence South  $32^{\circ}11'10''$  West 187.29 feet along the west line of said subdivision;  
thence southeasterly 53.14 feet along the arc of a 270.00 foot radius curve to the right, (center bears South  $32^{\circ}11'10''$  West and long chord bears South  $52^{\circ}10'34''$  East 53.05 feet, with a central angle of  $11^{\circ}16'33''$ ) along the southerly line of said subdivision;  
thence South  $46^{\circ}32'17''$  East 35.10 feet;  
thence southerly 23.56 feet along the arc of a 15.00 foot radius curve to the right, (center bears South  $43^{\circ}27'43''$  West and long chord bears South  $1^{\circ}32'17''$  East 21.21 feet, with a central angle of  $90^{\circ}00'00''$ ) along the southerly line of said subdivision;  
thence South  $43^{\circ}27'43''$  West 5.00 feet along the southerly line of said subdivision;  
thence South  $46^{\circ}32'17''$  East 85.00 feet along the southerly line of said subdivision;  
thence North  $43^{\circ}27'43''$  East 12.02 feet along the southerly line of said subdivision;  
thence easterly 20.28 feet along the arc of a 15.00 foot radius curve to the right, (center bears South  $46^{\circ}32'17''$  East and long chord bears North  $82^{\circ}12'02''$  East 18.77 feet, with a central angle of  $77^{\circ}28'39''$ ) along the southerly line of said subdivision;  
thence easterly 150.84 feet along the arc of a 280.00 foot radius curve to the left, (center bears North  $30^{\circ}56'22''$  East and long chord bears South  $74^{\circ}29'39''$  East 149.03 feet, with a central angle of  $30^{\circ}52'01''$ ) along the southerly line of said subdivision;  
thence South  $89^{\circ}55'35''$  East 260.32 feet along the southerly line of said subdivision;  
thence southeasterly 23.41 feet along the arc of a 15.00 foot radius curve to the right, (center bears South  $0^{\circ}04'21''$  West and long chord bears South  $45^{\circ}12'51''$  East 21.11 feet, with a central angle of  $89^{\circ}25'37''$ ) along the southerly line of said subdivision to the west line of Grizzly Way;  
thence South  $0^{\circ}30'02''$  East 52.36 feet along the west line of Grizzly Way;  
thence southwesterly 349.12 feet along the arc of a 455.00 foot radius curve to the right, (center bears South  $89^{\circ}29'58''$  West and long chord bears South  $21^{\circ}28'50''$  West 340.62 feet, with a central angle of  $43^{\circ}57'45''$ ) along the west line of Grizzly Way;  
thence South  $43^{\circ}27'43''$  West 417.00 feet along the west line of Grizzly Way;  
thence northerly 54.98 feet along the arc of a 35.00 foot radius curve to the left, (center bears North  $46^{\circ}32'17''$  West and long chord bears North  $1^{\circ}32'17''$  West 49.50 feet, with a central angle of  $90^{\circ}00'00''$ );  
thence North  $46^{\circ}32'17''$  West 851.77 feet;  
thence northerly 311.57 feet along the arc of a 383.00 foot radius curve to the right, (center bears North  $43^{\circ}27'43''$  East and long chord bears North  $23^{\circ}13'58''$  West 303.05 feet, with a central angle of  $46^{\circ}36'38''$ );

thence North  $0^{\circ}04'21''$  East 141.31 feet;  
thence northwesterly 39.27 feet along the arc of a 25.00 foot radius curve to the left,  
(center bears North  $89^{\circ}55'39''$  West and long chord bears North  $44^{\circ}55'39''$  West 35.36 feet, with  
a central angle of  $90^{\circ}00'00''$ );  
thence North  $0^{\circ}04'21''$  East 63.00 feet to the section line;  
thence South  $89^{\circ}55'39''$  East 592.73 feet along the section line to the point of beginning.

Contains 697,931 square feet, 16.022 acres.

Excluding the following land described below:

Beginning at a point South  $89^{\circ}55'39''$  East 72.21 feet along the section line and South  
365.74 feet from the North Quarter Corner of Section 36, Township 2 South, Range 2 West, Salt  
Lake Base and Meridian, and running;

thence South  $46^{\circ}32'17''$  East 85.00 feet along the southerly line of said subdivision;  
thence North  $43^{\circ}27'43''$  East 12.02 feet along the southerly line of said subdivision;  
thence easterly 20.28 feet along the arc of a 15.00 foot radius curve to the right, (center  
bears South  $46^{\circ}32'17''$  East and long chord bears North  $82^{\circ}12'02''$  East 18.77 feet, with a central  
angle of  $77^{\circ}28'39''$ ) along the southerly line of said subdivision;

thence easterly 150.84 feet along the arc of a 280.00 foot radius curve to the left, (center  
bears North  $30^{\circ}56'22''$  East and long chord bears South  $74^{\circ}29'39''$  East 149.03 feet, with a  
central angle of  $30^{\circ}52'01''$ ) along the southerly line of said subdivision;

thence South  $89^{\circ}55'35''$  East 260.32 feet along the southerly line of said subdivision;  
thence southeasterly 23.41 feet along the arc of a 15.00 foot radius curve to the right,  
(center bears South  $0^{\circ}04'21''$  West and long chord bears South  $45^{\circ}12'51''$  East 21.11 feet, with a  
central angle of  $89^{\circ}25'37''$ ) along the southerly line of said subdivision to the west line of  
Grizzly Way;

thence South  $0^{\circ}30'02''$  East 52.36 feet along the west line of Grizzly Way;

thence southwesterly 349.12 feet along the arc of a 455.00 foot radius curve to the right,  
(center bears South  $89^{\circ}29'58''$  West and long chord bears South  $21^{\circ}28'50''$  West 340.62 feet,  
with a central angle of  $43^{\circ}57'45''$ ) along the west line of Grizzly Way;

thence South  $43^{\circ}27'43''$  West 417.00 feet along the west line of Grizzly Way;

thence northerly 54.98 feet along the arc of a 35.00 foot radius curve to the left, (center  
bears North  $46^{\circ}32'17''$  West and long chord bears North  $1^{\circ}32'17''$  West 49.50 feet, with a central  
angle of  $90^{\circ}00'00''$ );

thence North  $46^{\circ}32'17''$  West 567.50 feet;

thence North  $43^{\circ}27'43''$  East 460.68 feet to the point of beginning.

Contains 353,213 square feet, 8.11 acres.