

10-52

When Recorded, Return to:
 Liberty Villages at Legacy Ranch
 PO BOX 548
 West Jordan, UT 84084

10960937
 05/27/2010 04:32 PM \$85.00
 Book - 9828 Pg - 9885-9894
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 LIBERTY VILGES AT LEGACY RANCH
 PO BOX 548
 W JORDAN UT 84084
 BY: NEH, DEPUTY - MA 10 P.

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 **Liberty Villages at Legacy Ranch HOMEOWNERS ASSOCIATION** (the "Association"), that a certain Declaration of Covenants, Conditions and Restrictions was recorded on March 10, 2004, as Document Entry No. 9000266, Book 8956, Pages 2468-2529, in the Salt Lake County Recorder's Office (the "Declaration") and that the Declaration (and any amendments thereto) established certain obligations that all owners, sellers and buyers should be aware of regarding the property described on Exhibit "A".

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

1. **Condominium Association.** The property subject to this Reinvestment Fee Covenant is governed by the 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 at 6925 S 4800 W, PO Box 548, West Jordan, UT 84084 801-955-5126.** The property is subject to the Declaration, including regular and special assessments and this **Reinvestment Fee Covenant** which establishes a Reinvestment Fee for the administration and operation of the property within the Association in order to benefit the property. Please contact the current property management 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.

3. **Reinvestment Fee Covenant.** A Reinvestment Fee Covenant is hereby imposed at settlement (or upon any conveyance of any Unit/Lot unless exempt by law) for each Unit sold or conveyed, in an amount determined by the Board of Directors but in no event shall the Reinvestment Fee exceed .5% of the value of the property being transferred. The Reinvestment Fee is currently two (2) times the monthly assessment as provided in the Declaration. This Reinvestment Fee shall be paid at the time of transfer by each prospective purchaser/ transferee of any Unit or Lot subject to the Declaration for the purpose of covering administrative and other costs associated to the operation, management and care of the property subject to the Declaration.

This Reinvestment Fee Covenant precludes the imposition of additional reinvestment fee covenants on the properties burdened by this fee requirement and is required by the Association to be paid to benefit the burdened properties within the Association for the purposes stated above (again, see all properties identified on the attached **Exhibit A.**)

4. **Runs with the Land.** The obligation of the above referenced Reinvestment Fee Covenant is intended to run with the land and to bind the successors in interest and assigns of each and every Unit, lot, and lot owner, subject to the Declaration in perpetuity.

5. **Termination of Fee.** The Association's members, by and through a vote of its members as provided for in the Declaration, may amend and/or terminate this Reinvestment Fee Covenant by a duly voted upon, approved, and recorded instrument directing the amendment or termination of this Reinvestment Fee Covenant.

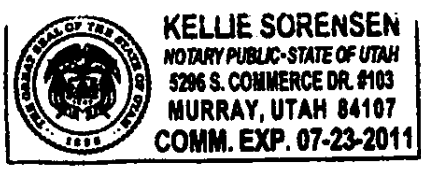
DATE FILED: May 26, 2010

Liberty Villages HOMEOWNERS ASSOCIATION

JOSEPH WILLIAMS
By: [Signature]
Its: Agent

STATE OF UTAH)
)ss:
County of SALT LAKE)

The foregoing Amendment was acknowledged before me on this 26th day of May, 2010 by Joseph Williams as Agent for Liberty Villages Homeowners Association, Inc.



Kellie Sorensen
Notary Public for Utah

EXHIBIT "C"
PERCENTAGES OF OWNERSHIP INTEREST

Lot No.	Percentage of Ownership Interest
1	1.818%
2	1.818%
3	1.818%
4	1.818%
5	1.818%
6	1.818%
7	1.818%
8	1.818%
10	1.818%
11	1.818%
12	1.818%
13	1.818%
14	1.818%
15	1.818%
16	1.818%
17	1.818%
18	1.818%
19	1.818%
20	1.818%
21	1.818%
22	1.818%
23	1.818%
24	1.818%
25	1.818%
26	1.818%
27	1.818%
28	1.818%
29	1.818%
30	1.818%
31	1.818%
32	1.818%
33	1.818%
34	1.818%
35	1.818%
36	1.818%
37	1.818%
38	1.818%
39	1.818%
40	1.818%
41	1.818%

42	1.818%
43	1.818%
44	1.818%
45	1.818%
46	1.818%
47	1.818%
48	1.818%
49	1.818%
50	1.818%
51	1.818%
52	1.818%
53	1.818%
54	1.818%
55	1.818%

Total

55

100%

57

~~BK 9956 PG 2524~~

BK 9828 PG 9888

EXHIBIT "D"
LEGAL DESCRIPTION OF COMMON AREA

The Land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Legacy Ranch
MHOA Maintenance Area
(7-14-2003)

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE S. 89°13'15" E. ALONG THE SECTION LINE 1432.53 FEET AND NORTH 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 18.57 FEET TO A POINT OF CURVATURE OF A 32.5-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 52.83 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 93°07'38" AND BEING SUBTENDED BY A CHORD THAT BEARS N.44°12'56"E. 47.20 FEET TO A POINT OF COMPOUND CURVATURE OF A 760.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 463.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 34°57'56" AND BEING SUBTENDED BY A CHORD THAT BEARS N.19°49'51"W. 456.64 FEET TO THE CURVES END; THENCE N.37°18'49"W. 310.69 FEET; THENCE N.30°18'44"W. 57.43 FEET; THENCE N.37°18'49"W. 485.78 FEET TO A POINT OF CURVATURE OF A 125.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 88.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 40°32'57" AND BEING SUBTENDED BY A CHORD THAT BEARS N.58°42'12"W. 86.63 FEET TO A POINT OF REVERSE CURVATURE OF A 86.50-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 246.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 163°12'04" AND BEING SUBTENDED BY A CHORD THAT BEARS N.02°37'14"E. 171.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE BEING THE WEST LINE OF THE UTAH POWER AND LIGHT CORRIDOR; THENCE ALONG SAID WEST LINE OF THE UTAH POWER AND LIGHT CORRIDOR N.37°20'36"W. 1338.28 FEET; THENCE NORTH 181.34 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE UTAH POWER AND LIGHT CORRIDOR; THENCE ALONG SAID EAST LINE OF THE UTAH POWER AND LIGHT CORRIDOR S.37°20'36"E. 2731.74 FEET; THENCE EAST 61.15 FEET; THENCE S.37°20'36"E. 136.87 FEET, THENCE SOUTH 80.15 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE UTAH POWER AND LIGHT CORRIDOR; THENCE ALONG SAID EAST LINE OF THE UTAH POWER AND LIGHT

CORRIDOR S.37°20'36"E. 342.49 FEET; THENCE N. 89°13'15" W. 497.24 FEET TO THE POINT OF BEGINNING. CONTAINS 12.56 ACRES OF LAND.

EXHIBIT "E"
MAPPED DESCRIPTION OF BOULEVARD AND LANDSCAPE CORRIDOR

Legacy Ranch-Homeowners Area 7-14-2003

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE S. 89°13'15" E. ALONG THE SECTION LINE 1432.53 FEET AND NORTH 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 18.57 FEET TO A POINT OF CURVATURE OF A 32.5-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 52.83 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 93°07'38" AND BEING SUBTENDED BY A CHORD THAT BEARS N.44°12'56"E. 47.20 FEET TO A POINT OF COMPOUND CURVATURE OF A 760.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 463.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 34°57'56" AND BEING SUBTENDED BY A CHORD THAT BEARS N.19°49'51"W. 456.64 FEET TO THE CURVES END; THENCE N.37°18'49"W. 310.69 FEET; THENCE N.30°18'44"W. 57.43 FEET; THENCE N.37°18'49"W. 485.78 FEET TO A POINT OF CURVATURE OF A 125.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 88.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 40°32'57" AND BEING SUBTENDED BY A CHORD THAT BEARS N.58°42'12"W. 86.63 FEET TO A POINT OF REVERSE CURVATURE OF A 86.50-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 246.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 163°12'04" AND BEING SUBTENDED BY A CHORD THAT BEARS N.02°37'14"E. 171.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE BEING THE WEST LINE OF THE UTAH POWER AND LIGHT CORRIDOR; THENCE ALONG SAID WEST LINE OF THE UTAH POWER AND LIGHT CORRIDOR N.37°20'36"W. 1338.28 FEET; THENCE NORTH 181.34 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE UTAH POWER AND LIGHT CORRIDOR; THENCE ALONG SAID EAST LINE OF THE UTAH POWER AND LIGHT CORRIDOR S.37°20'36"E. 2731.74 FEET; THENCE EAST 61.15 FEET; THENCE S.37°20'36"E. 136.87 FEET, THENCE SOUTH 80.15 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE UTAH POWER AND LIGHT CORRIDOR; THENCE ALONG SAID EAST LINE OF THE UTAH POWER AND LIGHT CORRIDOR S.37°20'36"E. 342.49 FEET; THENCE N. 89°13'15" W. 497.24 FEET TO THE POINT OF BEGINNING. CONTAINS 12.56 ACRES OF LAND.

EXHIBIT "F"
LEGAL DESCRIPTION OF RETENTION BASIN AND ENTRY WAY

The Land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

RETENTION PATIO LEGAL

A PARCEL OF LAND TO BE A PART OF A RETENTION AREA IN THE PROPOSED HERITAGE PARK SUBDIVISION, BEING IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M., SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE S.89°13'15"E. ALONG THE SOUTH LINE OF SAID SECTION 1724.95 FEET AND NORTH 305.50 FEET TO A POINT ON THE NORTHERLY PROPERTY LINE OF THE UP&L PROPERTY, SAID POINT BEING THE REAL POINT OF BEGINNING;

THENCE N.37°20'05"W. 244.66 FEET; THENCE N.65°23'28"E. 17.48 FEET; THENCE N.88°06'36"E. 32.72 FEET; THENCE S.77°21'49"E. 46.04 FEET; THENCE S.65°29'21"E. 35.55 FEET; THENCE S.38°05'39"E. 29.71 FEET; THENCE S.01°33'14"E. 154.75 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 0.31 ACRES OF LAND.

RETENTION ENTRANCE LEGAL

A PARCEL OF LAND TO BE A PART OF A RETENTION AREA IN THE PROPOSED HERITAGE PARK SUBDIVISION, BEING IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M., SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE S.89°13'15"E. ALONG THE SOUTH LINE OF SAID SECTION 916.28 FEET AND NORTH 1516.15 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.45°51'16"E. 136.38 FEET; THENCE S.38°16'15"E. 2.70 FEET; THENCE S.27°18'16"E. 4.17 FEET; THENCE S.19°36'11"E. 6.53 FEET; THENCE S.01°35'33"E. 5.62 FEET; THENCE S.04°00'46"W. 18.46 FEET; THENCE S.11°56'25"E. 12.28 FEET; THENCE S.02°53'13"E. 40.20 FEET; THENCE S.05°48'31"E. 17.75 FEET; THENCE S.00°45'29"E. 13.07 FEET; THENCE S.04°19'11"W. 6.16 FEET; THENCE S.19°01'00"W. 4.82 FEET; THENCE S.31°18'55"W. 6.91 FEET; THENCE S.50°31'00"W. 4.28 FEET; THENCE S.58°46'59"W. 8.27 FEET; THENCE S.76°32'00"W. 7.21 FEET; THENCE N.86°43'23"W. 5.32 FEET; THENCE N.72°30'12"W. 11.36 FEET; THENCE N.67°53'20"W. 15.08 FEET; THENCE N.64°55'23"W. 10.11 FEET; THENCE N.61°43'31"W. 14.38 FEET; THENCE N.51°52'23"W. 33.26 FEET; THENCE N.44°01'59"W. 11.41 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 0.20 ACRES OF LAND.

EXHIBIT "G"
LEGAL DESCRIPTION OF COMMON PARKS

The Land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Lot A Liberty Villages

Lot B Liberty Villages

Lot C Liberty Villages

EXHIBIT "G"
LEGAL DESCRIPTION OF COMMON PARKS

The Land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Lot 330 Plat B Liberty Villages Phase 1

Lot 254 Plat C Liberty Villages Phase 2

Lot 331 Plat D Legacy Ranch North