

WHEN RECORDED RETURN TO:

Ivory Highlands Homeowners Association, Inc.
 c/o FCS Community Management
 PO Box 5555
 Draper, UT 84020
 801-256-0465
manager@hoaliving.com

10961997
 05/28/2010 03:53 PM \$335.00
 Book - 9829 Pg - 5602-5605
GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 GRANITE COVE CONDO OWNRS ASSOC
 C/O FCS COMMUNITY MGMT
 PO BOX 5555
 DRAPER UT 84020
 BY: NEH, DEPUTY - WI 4 P.

Space Above for Recorder's Use Only

Parcel#'s:

21-21-101-001 through 21-21-101-014
 (Lots 0808 through 0821, Ivory Highlands Phase 8 PUD)
 21-21-101-016 through 21-21-101-019
 (Lots 1001 through 1004, Ivory Highlands Phase 10 PUD)
 21-21-102-004 through 21-21-102-011
 (Lots 0903 through 0910, Ivory Highlands Phase 8 PUD)
 21-21-102-012 through 21-21-102-019
 (Lots 1005 through 1012, Ivory Highlands Phase 10 PUD)
 21-21-103-003 through 21-21-103-014
 (Lots 1013 through 1024, Ivory Highlands Phase 10 PUD)
 21-21-104-001 through 21-21-104-025
 (Lots 1025 through 1048, Ivory Highlands Phase 10 PUD)
 21-21-126-001 through 21-21-126-006
 (Lots 0164 through 0169, Ivory Highlands Phase 1 PUD)
 21-21-126-007 through 21-21-126-013
 (Lots 0402 through 0408, Ivory Highlands Phase 4 PUD)
 21-21-126-014 through 21-21-126-031
 (Lots 0514 through 0531, Ivory Highlands Phase 5 PUD)
 21-21-127-002 through 21-21-127-018
 (Lots 0420 through 0436, Ivory Highlands Phase 4 PUD)
 21-21-127-021 through 21-21-127-023
 (Lots 0601 through 0603, Ivory Highlands Phase 6 PUD)
 21-21-127-024
 (Lot 0507, Ivory Highlands Phase 5 PUD)
 21-21-127-026 through 21-21-127-034
 (Lot 0604 through 0613, Ivory Highlands Phase 6 PUD)
 21-21-128-001 through 21-21-128-011
 (Lot 0409 through 0419, Ivory Highlands Phase 4 PUD)
 21-21-128-012 through 21-21-128-017
 (Lot 0614 through 0619, Ivory Highlands Phase 6 PUD)
 21-21-128-018 through 21-21-128-023
 (Lots 0508 through 0513, Ivory Highlands Phase 5 PUD)
 21-21-129-001 through 21-21-129-006
 (Lots 0501 through 0506, Ivory Highlands Phase 5 PUD)
 21-21-151-003 through 21-21-151-013
 (Lots 0230 through 0240, Ivory Highlands Phase 2 PUD)
 21-21-152-001 through 21-21-152-013
 (Lots 0217 through 0229, Ivory Highlands Phase 2 PUD)
 21-21-152-016 through 21-21-152-025
 (Lots 1101 through 1110, Ivory Highlands Phase 11 PUD)
 21-21-153-001 through 21-21-153-013
 (Lots 0201 through 0213, Ivory Highlands Phase 2 PUD)
 21-21-153-014 through 21-21-153-015
 (Lots 0719 through 0720, Ivory Highlands Phase 7 PUD)

21-21-153-018 through 21-21-153-029
(Lots 0922 through 0933, Ivory Highlands Phase 9 PUD)
21-21-153-030
(Lot 0721, Ivory Highlands Phase 7 PUD)
21-21-154-001 through 21-21-154-002
(Lots 0214 & 0215, Ivory Highlands Phase 2 PUD)
21-21-154-003 through 21-21-154-004
(Lots 0315 & 0316, Ivory Highlands Phase 3 PUD)
21-21-154-005
(Lot 807, Ivory Highlands Phase 8 PUD)
21-21-154-007 through 21-21-154-011
(Lots 0801 through 0806, Ivory Highlands Phase 8 PUD)
21-21-154-012 through 21-21-154-019
(Lots 0701 through 0708, Ivory Highlands Phase 7 PUD)
21-21-155-001 through 21-21-155-011
(Lots 0822 through 0832, Ivory Highlands Phase 8 PUD)
21-21-155-012 through 21-21-155-021
(Lots 0709 through 0717, Ivory Highlands Phase 7 PUD)
21-21-155-022 through 21-21-155-032
(Lots 0911 through 0921, Ivory Highlands Phase 9 PUD)
21-21-156-001 through 21-21-156-020
(Lots 0934 through 0953, Ivory Highlands Phase 9 PUD)
21-21-176-001 through 21-21-176-011
(Lots 0118 through 0128, Ivory Highlands Phase 1 PUD)
21-21-176-012
(Lot 0216, Ivory Highlands Phase 2 PUD)
21-21-176-013 through 21-21-176-020
(Lots 0301 through 0308, Ivory Highlands Phase 3 PUD)
21-21-177-001 through 21-21-177-014
(Lots 0129 through 0142, Ivory Highlands Phase 1 PUD)
21-21-177-015 through 21-21-177-017
(Lots 0532 through 0534, Ivory Highlands Phase 5 PUD)
21-21-178-001 through 21-21-178-021
(Lots 0143 through 0163, Ivory Highlands Phase 1 PUD)
21-21-179-001 through 21-21-179-006
(Lots 0170 through 0175, Ivory Highlands Phase 1 PUD)
21-21-179-007
(Lot 0401, Ivory Highlands Phase 4 PUD)
21-21-180-002 through 21-21-180-018
(Lots 0101 through 0117, Ivory Highlands Phase 1 PUD)
21-21-181-001 through 21-21-181-006
(Lots 0309 through 0314, Ivory Highlands Phase 3 PUD)

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Ivory Highlands 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 Lot or Unit at Ivory Highlands shall be required to pay to the Ivory Highlands Homeowners Association, Inc. at the time of closing or settlement of the sale of his or her Lot or 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 Lot or Unit at the time of closing unless the Lot or 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 Ivory Highlands Homeowners Association, Inc. (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, 2010.

IVORY HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

By: _____

Name: Michael Johnson

Title: Authorized Representative/Managing Agent

ACKNOWLEDGMENT

STATE OF UTAH)

COUNTY OF Salt Lake)

)ss:

On the 28th day of May, 2010, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Ivory Highlands Homeowners Association, Inc., 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

