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11/04/2014 01:43 PM \$45.00
Book - 10272 Pg - 4930-4931
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ASH BRIAR COVE PUD
C/O COMMUNITY SOLUTIONS & SALE
856 E 12300 S #7
DRAPER UT 84020
BY: HPP, DEPUTY - WI 2 P.

WHEN RECORDED RETURN TO:
Ash Briar Cove P.U.D Property Owners Association
c/o **Community Solutions & Sales**
856 E. 12300 S. #7 Draper, Utah 84020.
jenai@csshoa.com.

Space Above for Recorder's Use Only

Parcel #'s: 21-29-451-007 through 21-29-451-014
(All of Lots 15 through 22, Ash Briar Cove PUD.)
Parcel #'s: 21-29-451-018 through 21-29-451-023
(All of Lots 26 through 27 and 31 through 34, Ash Briar Cove PUB.)
Parcel #'s: 21-29-451-025 through 21-29-451-039
(All of Lots 1 through 3, 23, 28 through 30, 35 through 42, Ash Briar Cove PUD.)
Parcel #'s: 21-29-451-040
(Lot 24 & The S 1 FT of Lot 23, Ash Briar Cove PUD.)
Parcel #'s: 21-29-451-041
(Lot 25 & The S 1 FT of Lot 24, Ash Briar Cove PUD.)
Parcel #'s: 21-29-480-001 through 21-29-480-011
(All of Lots 4 through 14, Ash Briar Cove PUD.)

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Ash Briar Cove is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **Community Solutions & Sales 856 E. 12300 S. #7 Draper, Utah 84020**. The phone number is **801-955-5126**. The email address is **jenai@csshoa.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 Ash Briar Cove shall be required to pay to the Ash Briar Cove P.U.D Property Owners Association 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 Ash Briar Cove P.U.D Property Owners Association (the "Association") and the address is c/o **Community Solutions & Sales 856 E. 12300 S. #7 Draper, Utah 84020**. The phone number is **801-955-5126**. The email address is **jenai@csshoa.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 4 day of November 2014.

ASH BRIAR COVE P.U.D PROPERTY OWNERS ASSOCIATION

By: Celeste Dahl

Name: Celeste Dahl

Title: Authorized Representative/Trustee Board Member

ACKNOWLEDGMENT

STATE OF UTAH)
)ss:
COUNTY OF Salt Lake

On the 4 day of Nov, 2014, personally appeared before me Celeste Dahl, who by me being duly sworn, did say that he is the Authorized Representative/Trustee Board Member of the Ash Briar Cove P.U.D Property 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 Celeste Dahl duly acknowledged to me that said Association authorized the same.

Luann M. VanWagoner
NOTARY PUBLIC

