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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
YORK HOWELL & GUYMON
6405 S 3000 E SUITE 150
SLC UT 84121
BY: SMP, DEPUTY - WI 3 P.

WHEN RECORDED, MAIL TO:

Paxton R. Guymon, Esq.
York Howell & Guymon
6405 South 3000 East, Suite 150
Salt Lake City, Utah 84121

NOTICE OF REINVESTMENT FEE COVENANT

*(Park View Villas – a Townhome Community
Located in Riverton, Salt Lake County, State of Utah)*

Pursuant to Utah Code Ann. §57-1-46 et seq., notice is hereby provided that each Unit that is part of the “Project” as defined in the “Declaration” (defined below) is subject to a reinvestment fee covenant requiring payment of \$300.00 to the “Association.” As set forth in the Declaration, the amount of the reinvestment fee may be adjusted by the Declarant during the Period of Declarant’s Control and thereafter by the Board of Directors of the Association.

1. The Declaration is that certain Declaration of Covenants, Conditions, Easements and Restrictions of Park View Villas, recorded with the Salt Lake County Recorder’s Office on 24 May, 2016, as Entry No. 12285774.

2. The Association is Park View Villas Owners Association, Inc., a Utah nonprofit corporation, and the fee under the reinvestment fee covenant shall be paid to the Association and delivered to:

Park View Villas Owners Association, Inc.
PO Box 1006
Orem, UT 84059

3. The reinvestment fee covenant is described in Article 21 of the Declaration. The reinvestment fee covenant is intended to run with the land and bind all successors in interest and assigns.

4. The existence of the reinvestment fee covenant precludes the imposition of any additional reinvestment fee covenants on the burdened property.

5. The reinvestment fee covenant shall remain in full force and effect so long as the Declaration encumbers the Project (as the term “Project” is defined in the Declaration).

6. The purpose of the reinvestment fee covenant and the fees to be paid to the Association is to enable the Association to meet its obligations and to benefit the Property (as defined in the Declaration) and to be used for any purpose allowed by law.

7. The fees required to be paid to the Association pursuant to the reinvestment fee covenant must be used by the Association to meet the Association’s obligations and to benefit the Property and to be used for any purpose allowed by law.

8. This Notice of Reinvestment Fee Covenant shall be recorded in the Salt Lake County Recorder’s Office against the real property described in Exhibit “A” hereto.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by Park View, LLC, as the “Declarant” of the Declaration and as authorized representative of the Association.

DECLARANT:

Park View, LLC

By: *J. [Signature]*
Its: *Member / Declarant*

STATE OF UTAH)
)
) :SS.
COUNTY OF *Utah*)

The foregoing instrument was acknowledged before me this *03* day of *Oct*, 2016, by *David Lefgren*, as *member / declarant* of Park View, LLC.

[Signature]
NOTARY PUBLIC

SEAL:

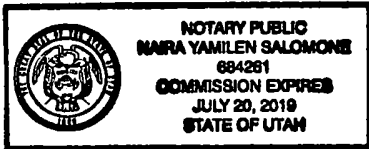


EXHIBIT "A"

Beginning at a point on the Westerly Right-of-Way Line of 1300 West Street, said point being North 00°06'50" East 205.18 feet along the section line and North 89°53'10" West 33.00 feet from the Southeast Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°58'53" West 237.00 feet; thence South 00°06'50" West 162.66 feet to a point on the Northerly Right-of-Way Line of 12300 South Street; thence South 89°14'51" West 12.06 feet along the Northerly Right-of-Way Line of said 12300 South Street; thence Southwesterly 124.71 feet along the arc of a 8,157.00 foot radius curve to the right (center bears North 00°44'44" West and the chord bears South 89°41'33" West 124.70 feet with a central angle of 00°52'33") along the Northerly Right-of-Way Line of said 12300 South Street; thence North 89°52'46" West 301.50 feet along the Northerly Right-of-Way Line of said 12300 South Street; thence North 122.45 feet; thence South 89°58'53" West 132.00 feet to a point on the Easterly Boundary Line of Edgewood Subdivision; thence North 420.03 feet along the Easterly Boundary Line of said Edgewood Subdivision to the southwest corner of Quail Ridge Subdivision No. 1; thence East 808.34 feet along the Southerly Boundary Line of said Quail Ridge Subdivision No. 1 to a point on the Westerly Right-of-Way Line of said 1300 West Street; thence South 00°06'50" West 379.51 feet along the Westerly Right-of-Way Line of said 1300 West Street to the point of beginning.

Contains 383,571 Square Feet or 8.806 Acres and 92 Units