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11/13/2017 01:56 PM \$34.00
Book - 10618 Pg - 7859-7860
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
MILLRACE PARK HOMEOWNERS ASSOC
4744 MILLRACE LANE
MURRAY UT 84107
BY: SMA, DEPUTY - WI 2 P.

WHEN RECORDED RETURN TO:
Millrace Park Homeowners Association
4744 Millrace Lane
Murray, UT 84107
MillraceMgt@gmail.com

Space Above for Recorder's Use Only

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Millrace Park, a Planned Unit Development, is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **Millrace Park HOA Management**; 4744 Millrace Lane, Murray, UT 84107. The email address is MillraceMgt@gmail.com.

This notice affects the Land and Units within the Millrace Subdivision located in Salt Lake County, Utah described more particularly by the legal description that follows:

BEGINNING at a point on the East line of HOLLYHOCKS, P.U.D., of record and on file in the office of the Salt Lake County Recorder, Entry No. 6281395, Book 9602P, Page 58, said point also being West 241.51 feet and South 2495.44 feet and South 00°02'28" West 128.33 feet from the East Quarter Comer of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being on a block wall fence and running thence North 89°01'10" East 79.90 feet along said block wall to a fence corner; thence South 00°09'06" East 139.43 feet to a fence corner, said point also being on the South line extended of MOUNT VERNON COVE Condominiums, of record and on file in the office of the Salt Lake County Recorder, Entry No. 323 1216, Book 79-1, Page 36, thence North 89°59'54" East 260.51 feet along said fence line and South line to a fence corner, said point being on the West line of said Condominiums; thence South 326.02 feet along a fence line and said west line extended to the North line of MILLRACE subdivision, of record and on file in the office of the Salt Lake County Recorder, Entry No. 2198059, Book EE, Page 74, thence South 75°00'00" West 160.95 feet along said North line and North line extended, thence North 60°15'00" West 46.56 feet along the North line of SHANDOWNS subdivision, of record and on file in the office of the Salt Lake County Recorder, Entry No. 2639061, Book 74-7, Page 121 and the following 4 calls being on said North line:

- 1) South 61°00'00" West 66.16 feet; thence
- 2) South 79°00'00" West 70.72 feet; thence
- 3) North 37°00'00" West 78.84 feet; thence
- 4) North 86°00'00" West 30.01 feet, to the southeast corner of Lot 1A, CARRIAGE CREEK subdivision, of record and on file in the office of the Salt Lake County Recorder and the following 3 calls being on said lot line and subdivision line; thence
 - 1) North 18°42'34" West 34.56 feet; thence
 - 2) South 86°00'00" East 31.97 feet; thence
 - 3) North 22°17'53" West 34.95 feet to the south line of HOLLYHOCKS P.U.D. of record and on

file in the office of the Salt Lake Recorder; North 67°40'38" East 56.23 feet along said South line to the Southeast corner of said subdivision; thence North 00°02'29" East 378.95 feet along said East line to the point of BEGINNING.

Area: 138,358 square feet or 3.176 acres-22 lots.

ADDITIONALLY, please note that the Buyer of a Lot or Unit at Millrace Park shall be required to pay to Millrace Park Homeowners Association at the time of closing or settlement of the sale of his or her Lot or Unit a Reinvestment Fee in a sum determined by the governing Board of Directors.

Millrace Park is not a large master planned development. The amount of the Reinvestment Fee may not exceed 0.5% 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 the 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 Millrace Park Homeowners Association and the address is c/o **Millrace Park Homeowners Association**; 4744 Millrace Lane, Murry, UT 84107. The email address is MillraceMgt@gmail.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 or Unit.

The duration of this 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 setup fees.

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the burdened property.

IN WITNESS WHEREOF, the Millrace Park Homeowners Association has executed this notice the 13th day of November 2017.

MILLRACE PARK HOMEOWNERS ASSOCIATION

By: *David N. Lewis*
Name: David N. Lewis
Title: Authorized Agent/Director & Treasurer

ACKNOWLEDGMENT

STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)

On the 13th day of November 2017, personally appeared before me David N. Lewis, who by me being duly sworn, did say that he is the Authorized Agent/Director & Treasurer of the Millrace Park Homeowners Association, and that the within and forgoing notice was signed in behalf of said Association by authority of its Board of Directors, and said David N. Lewis duly acknowledged to me that said Association authorized the same.

Jared Ostler
NOTARY PUBLIC

