

WHEN RECORDED RETURN TO:  
Anthem II Homeowners Association  
c/o FCS Community Management  
PO Box 5555  
Draper, UT 84020  
801-256-0465  
**manager@hoaliving.com**

12951973  
3/19/2019 4:45:00 PM \$71.00  
Book - 10761 Pg - 8346-8352  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 7 P.

Space Above for Recorder's Use Only

Parcel's Affected: Please see Exhibit A attached

### **NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT**

Each Lot or Unit in Anthem II 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 Anthem II shall be required to pay to the **Anthem II 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 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 **Anthem II Homeowners Association** (the "Association") and the address is 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.

EXECUTED the 16<sup>TH</sup> day of March 2019.

**ANTHEM II HOMEOWNERS ASSOCIATION**

By: [Signature]

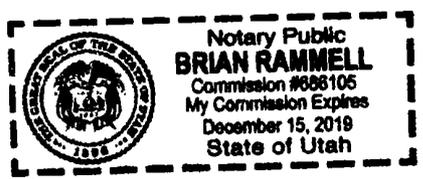
Name: Ryan Button

Title: DECLARANT

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 16 day of March, 2019 by Ryan Button, who by me being duly sworn, did say that she/he is the Declarant of the Anthem II Homeowners Association and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.

[Signature]  
NOTARY PUBLIC



**EXHIBIT A – LEGAL DESCRIPTIONS**

*On the following pages*

Parcel 1:

Beginning at a point on the Westerly Right of Way Line of America Park Drive, said point being North 89°59'00" West 287.90 feet along the section line and South 3,149.96 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence Southwesterly 20.00 feet along the arc of a 185.00 foot radius curve to the left (center bears South 83°50'33" East and the chord bears South 03°03'40" West 19.99 feet with a central angle of 06°11'36") along the Westerly Right of Way Line of said America Park Drive; thence South 00°02'08" East 76.35 feet along the Westerly Right of Way Line of said America Park Drive; thence Southeasterly 180.59 feet along the arc of a 800.00 foot radius curve to the left (center bears North 89°57'52" East and the chord bears South 06°30'10" East 180.21 feet with a central angle of 12°56'03") along the Westerly Right of Way Line of said America Park Drive; thence South 12°58'11" East 177.18 feet along the Westerly Right of Way Line of said America Park Drive; thence Southeasterly 47.78 feet along the arc of a 600.00 foot radius curve to the right (center bears South 77°01'49" West and the chord bears South 10°41'18" East 47.77 feet with a central angle of 04°33'46") along the Westerly Right of Way Line of said America Park Drive; thence South 89°57'52" West 95.52 feet; thence North 12°58'11" West 236.97 feet; thence Northwesterly 135.82 feet along the arc of a 600.00 foot radius curve to the right (center bears North 77°01'49" East and the chord bears North 06°29'06" West 135.53 feet with a central angle of 12°58'11"); thence North 129.37 feet; thence North 89°57'51" East 96.00 feet to the point of beginning.

Being Proposed Lots 101-111, BIG BEND PARK PHASE I SUBDIVISION.

Parcel 2:

Beginning at a point on the Westerly Right of Way Line of America Park Drive, said point being North 89°59'00" West 214.62 feet along the section line and South 3,694.89 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence Southeasterly 37.18 feet along the arc of a 600.00 foot radius curve to the right (center bears South 86°23'42" West and the chord bears South 01°49'48" East 37.17 feet with a central angle of 03°33'01") along the Westerly Right of Way Line of said America Park Drive; thence South 00°03'17" East 130.42 feet along the Westerly Right of Way Line of said America Park Drive; thence Southwesterly 45.56 feet along the arc of a 29.00 foot radius curve to the right (center bears South 89°56'43" West and the chord bears South 44°57'17" West 41.02 feet with a central angle of 90°01'08") along the Westerly Right of Way Line of said America Park Drive to the North Right of Way Line of Uintah Park Drive; thence South 89°57'51" West 62.99 feet along the North Right of Way Line of said Uintah Park Drive; thence North 00°03'17" West 196.59 feet; thence North 89°57'52" East 90.85 feet to the point of beginning.

Being Proposed Lots 112-115, BIG BEND PARK PHASE I SUBDIVISION.

Both Parcels being part of Tax Parcel No.'s 26-26-400-047; 26-26-429-001; and 26-26-427-002.

Parcel 3:

Beginning at a point on the Northerly Right of Way Line of America Park Drive, said point being North 89°59'00" West 18.83 feet along the section line and South 3,092.25 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°07'34" West 30.15 feet along the Westerly Right of Way Line of said Anthem Park Boulevard; thence Southeasterly 223.57 feet along the arc of a 1,103.00 foot radius curve to the left (center bears South 89°52'26" East and the chord bears South 05°40'50" East 223.18 feet with a central angle of 11°36'48") along the Westerly Right of Way Line of said Anthem Park Boulevard; thence South 00°03'17" East 589.38 feet; thence South 89°58'30" West 117.20 feet; thence Northwesterly 34.73 feet along the arc of a 150.00 foot radius curve to the right (center bears North 00°01'30" West and the chord bears North 83°23'31" West 34.65 feet with a central angle of 13°15'59") to the Easterly Right of Way Line of America Park Drive; thence Northwesterly 31.31 feet along the arc of a 50.00 foot radius curve to the left (center bears North 73°25'26" West and the chord bears North 01°21'43" West 30.80 feet with a central angle of 35°52'35") along the Easterly Right of Way Line of said America Park Drive; thence Northwesterly 10.08 feet along the arc of a 30.00 foot radius curve to the right (center bears North 70°41'59" East and the chord bears North 09°40'39" West 10.03 feet with a central angle of 19°14'44") along the Easterly Right of Way Line of said America Park Drive; thence North 00°03'17" West 157.32 feet along the Easterly Right of Way Line of said America Park Drive; thence Northwesterly 149.45 feet along the arc of a 663.00 foot radius curve to the left (center bears South 89°56'43" West and the chord bears North 06°30'44" West 149.13 feet with a central angle of 12°54'54") along the Easterly Right of Way Line of said America Park Drive; thence North 12°58'11" West 177.18 feet along the Easterly Right of Way Line of said America Park Drive; thence Northwesterly 166.37 feet along the arc of a 737.00 foot radius curve to the right (center bears North 77°01'49" East and the chord bears North 06°30'10" West 166.02 feet with a central angle of 12°56'03") along the Easterly Right of Way Line of said America Park Drive; thence North 00°02'08" West 76.35 feet along the Easterly Right of Way Line of said America Park Drive; thence Northeasterly 191.64 feet along the arc of a 122.00 foot radius curve to the right (center bears North 89°57'52" East and the chord bears North 44°57'52" East 172.53 feet with a central angle of 90°00'00") along the Northeasterly Right of Way Line of said America Park Drive; thence North 89°57'52" East 40.94 feet along the Southerly Right of Way Line of said America Park Drive; thence South 44°49'21" East 62.81 feet along the Southerly Right of Way Line of said America Park Drive to the point of beginning.

Being part of Tax Parcel No. 26-26-400-047 and 26-26-427-005.

Being Proposed BIG BEND PARK PHASE 2 SUBDIVISION.

**Phase 3 – aka “Big Bend Park”**

Beginning at a point being North 89°59'00" West 927.74 feet along the section line and South 3,457.65 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

- thence South 00°02'03" East 200.00 feet;
- thence South 89°57'57" West 98.91 feet to the Easterly Right of Way Line of Uintah Park Drive;
- thence Northeasterly 6.78 feet along the arc of a 218.50 foot radius curve to the right (center bears South 85°50'23" East and the chord bears North 05°02'58" East 6.78 feet with a central angle of 01°46'42");
- thence Northeasterly 159.65 feet along the arc of a 1,531.50 foot radius curve to the left (center bears North 84°03'41" West and the chord bears North 02°57'08" East 159.58 feet with a central angle of 05°58'22");
- thence North 00°02'03" West 33.88 feet;
- thence North 89°57'57" East 90.00 feet to the point of beginning.

Contains 18,499 Square Feet or 0.425 Acres and 4 Lots

*part of Tax Parcel No 26-26-427-014*

**Phase 4 – aka “Big Bend Park”**

Beginning at a point being North 89°59'00" West 927.92 feet along the section line and South 3,146.10 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

- thence South 00°02'03" East 311.55 feet;
- thence South 89°57'57" West 90.00 feet;
- thence South 00°02'03" East 8.92 feet;
- thence South 89°58'20" West 166.41 feet;
- thence North 00°01'53" West 410.82 feet;
- thence South 89°53'15" East 36.65 feet;
- thence North 00°06'45" East 131.63 feet;
- thence North 43°00'55" East 63.00 feet;
- thence Southeasterly 210.19 feet along the arc of a 256.50 foot radius curve to the right (center bears South 43°00'55" West and the chord bears South 23°30'34" East 204.36 feet with a central angle of 46°57'02");
- thence South 00°02'03" East 80.49 feet;
- thence North 89°57'52" East 95.00 feet to the point of beginning.

Contains 112,361 Square Feet or 2.579 Acres and 14 Lots

*Part of Tax Parcel No: S 26-26-401-006, 26-26-428-001-26-26-428-018, 26-26-428-019*

**Phase 5 – aka “Big Bend Park”**

Beginning at a point being North 89°59'00" West 1,044.67 feet along the section line and South 2,790.76 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

- thence South 32°48'24" East 24.00 feet;
- thence Southeasterly 257.01 feet along the arc of a 173.00 foot radius curve to the left (center bears North 57°11'36" East and the chord bears South 75°21'57" East 234.02 feet with a central angle of 85°07'07");
- thence Northeasterly 75.97 feet along the arc of a 130.00 foot radius curve to the right (center bears South 27°55'30" East and the chord bears North 78°48'57" East 74.89 feet with a central angle of 33°28'55");
- thence Northeasterly 42.18 feet along the arc of a 80.00 foot radius curve to the left (center bears North 05°33'25" East and the chord bears North 80°27'14" East 41.69 feet with a central angle of 30°12'21");
- thence Northeasterly 62.45 feet along the arc of a 130.00 foot radius curve to the right (center bears South 24°38'56" East and the chord bears North 79°06'46" East 61.85 feet with a central angle of 27°31'24");
- thence South 87°07'17" East 62.59 feet;
- thence Southeasterly 16.38 feet along the arc of a 230.00 foot radius curve to the right (center bears South 02°52'43" West and the chord bears South 85°04'52" East 16.38 feet with a central angle of 04°04'50");
- thence Southeasterly 36.69 feet along the arc of a 80.00 foot radius curve to the right (center bears South 06°57'33" West and the chord bears South 69°54'05" East 36.37 feet with a central angle of 30°21'49");
- thence South 56°45'43" East 26.81 feet;

thence Southeasterly 69.40 feet along the arc of a 71.00 foot radius curve to the left (center bears North 33°14'17" East and the chord bears South 84°45'56" East 66.67 feet with a central angle of 56°00'28");  
thence Southeasterly 66.44 feet along the arc of a 64.00 foot radius curve to the right (center bears South 22°46'10" East and the chord bears South 83°01'49" East 63.49 feet with a central angle of 59°28'42");  
thence South 53°17'28" East 16.04 feet;  
thence Southeasterly 123.95 feet along the arc of a 220.00 foot radius curve to the left (center bears North 36°45'09" East and the chord bears South 69°23'18" East 122.32 feet with a central angle of 32°16'55");  
thence South 30°52'06" East 20.51 feet;  
thence South 19°58'12" West 108.72 feet;  
thence Northeasterly 20.43 feet along the arc of a 15.00 foot radius curve to the left (center bears North 27°57'33" East and the chord bears North 78°56'49" East 18.88 feet with a central angle of 78°01'27");  
thence Southwesterly 109.06 feet along the arc of a 185.00 foot radius curve to the left (center bears South 50°03'54" East and the chord bears South 23°02'47" West 107.49 feet with a central angle of 33°46'38");  
thence South 89°57'51" West 96.00 feet;  
thence North 4.45 feet;  
thence South 89°57'52" West 639.03 feet;  
thence North 00°02'03" West 80.49 feet;  
thence Northwesterly 105.59 feet along the arc of a 256.50 foot radius curve to the left (center bears South 89°57'57" West and the chord bears North 11°49'37" West 104.84 feet with a central angle of 23°35'08");  
thence North 00°04'11" West 172.32 feet to the point of beginning.

Contains 216,291 Square Feet or 4.965 Acres and 18 Lots

*Part of Tax Parcel No.'s 2626-401-006 and 2626-428-001*

**COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INTEGRATED TITLE INSURANCE SERVICES LLC hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.