

After Recording Return to:
SEB Legal Attorney at Law
5200 S. Highland Dr., Suite 303
Salt Lake City, UT 84117

13113790
10/31/2019 4:50:00 PM \$238.00
Book - 10854 Pg - 3378-3387
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SEB LEGAL LLC
BY: eCASH, DEPUTY - EF 10 P.

SECOND AMENDED NOTICE OF REINVESTMENT FEE COVENANT
(Amending the Notice Recorded as Entry No. 1168744)

Towns at Legacy Ranch Homeowners Association, Inc., has a reinvestment fee covenant. The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of additional reinvestment fee covenants on the property described in Exhibit "A" ("Burdened Property"). The reinvestment fee is required to be paid to benefit the Burdened Property.

Association Name and Address: Towns at Legacy Ranch Homeowners Association, Inc,
C/O Community Solutions & Sales,
12371 South 900 East, Draper, Utah 84020
801-955-5126

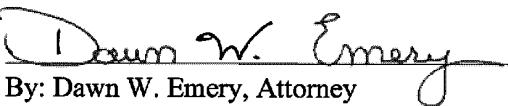
Association Phone and Email: melissa@csshoa.com.

Duration: The duration of the reinvestment fee is perpetual.

Purpose: The purpose of the reinvestment fee is to cover association expenses, (relating to the transfer of the property), including without limitation: administrative expenses; purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds; common planning, facilities, and infrastructure expenses; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; or charitable expenses.

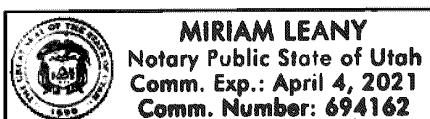
Reinvestment Fee Amount: The reinvestment fee is one-half percent (0.5%) of the sale price. Resolution attached herein as Exhibit B.

DATED: October 31, 2019


By: Dawn W. Emery, Attorney
Its: Authorized Representative

STATE OF UTAH)
:ss
County of Salt Lake)

The execution of the foregoing instrument was acknowledged before me this 31st day of October 2019, by Dawn W. Emery, as an Authorized Representative of the Legacy Ranch Towns Homeowners Association, Inc., who is personally known to me or who has provided acceptable and adequate identification.



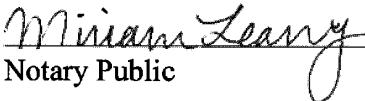

Notary Public

Exhibit A

Exhibit A

PHASE 1

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 1 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
21	U	A	27-30-301-002-0000	N
21	U	B	27-30-301-003-0000	N
21	U	C	27-30-301-004-0000	N
22	U	A	27-30-301-005-0000	N
22	U	B	27-30-301-006-0000	N
22	U	C	27-30-301-007-0000	N
23	U	A	27-30-301-008-0000	N
23	U	B	27-30-301-009-0000	N
23	U	C	27-30-301-010-0000	N

PHASE 2

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 2 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
	U	AREA	27-30-301-112-0000	N

PHASE 3

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 3 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
24	U	A	27-30-301-022-0000	N
24	U	B	27-30-301-021-0000	N
24	U	C	27-30-301-020-0000	N
25	U	A	27-30-301-019-0000	N
25	U	B	27-30-301-018-0000	N
25	U	C	27-30-301-017-0000	N

26	U	A	27-30-301-016-0000	N
26	U	B	27-30-301-015-0000	N
26	U	C	27-30-301-014-0000	N
27	U	A	27-30-301-013-0000	N
27	U	B	27-30-301-012-0000	N
27	U	C	27-30-301-011-0000	N

PHASE 4

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 4 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
1	U	A	27-30-301-056-0000	N
1	U	B	27-30-301-055-0000	N
1	U	C	27-30-301-054-0000	N
2	U	A	27-30-301-053-0000	N
2	U	B	27-30-301-052-0000	N
2	U	C	27-30-301-051-0000	N
36	U	A	27-30-301-036-0000	N
36	U	B	27-30-301-035-0000	N
36	U	C	27-30-301-037-0000	N

PHASE 5

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 5 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
3	U	A	27-30-301-050-0000	N
3	U	B	27-30-301-049-0000	N
3	U	C	27-30-301-048-0000	N
4	U	A	27-30-301-047-0000	N
4	U	B	27-30-301-046-0000	N
4	U	C	27-30-301-045-0000	N
34	U	A	27-30-301-030-0000	N
34	U	B	27-30-301-029-0000	N

34	U	C	27-30-301-031-0000	N
35	U	A	27-30-301-033-0000	N
35	U	B	27-30-301-032-0000	N
35	U	C	27-30-301-034-0000	N

PHASE 6

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 6 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
5	U	A	27-30-301-044-0000	N
5	U	B	27-30-301-043-0000	N
5	U	C	27-30-301-042-0000	N
6	U	A	27-30-301-041-0000	N
6	U	B	27-30-301-040-0000	N
6	U	C	27-30-301-039-0000	N
32	U	A	27-30-301-024-0000	N
32	U	B	27-30-301-023-0000	N
32	U	C	27-30-301-025-0000	N
33	U	A	27-30-301-027-0000	N
33	U	B	27-30-301-026-0000	N
33	U	C	27-30-301-028-0000	N

PHASE 7

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 7 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
7	U	A	27-30-301-098-0000	N
7	U	B	27-30-301-097-0000	N
7	U	C	27-30-301-099-0000	N
8	U	A	27-30-301-095-0000	N
8	U	B	27-30-301-094-0000	N
8	U	C	27-30-301-096-0000	N
31	U	A	27-30-301-110-0000	N

31	U	B	27-30-301-111-0000	N
31	U	C	27-30-301-109-0000	N

PHASE 8

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 8 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
9	U	A	27-30-301-092-0000	N
9	U	B	27-30-301-091-0000	N
9	U	C	27-30-301-093-0000	N
10	U	A	27-30-301-089-0000	N
10	U	B	27-30-301-088-0000	N
10	U	C	27-30-301-090-0000	N
30	U	A	27-30-301-107-0000	N
30	U	B	27-30-301-108-0000	N
30	U	C	27-30-301-106-0000	N

PHASE 9

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 9 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
11	U	A	27-30-301-086-0000	N
11	U	B	27-30-301-085-0000	N
11	U	C	27-30-301-087-0000	N
12	U	A	27-30-301-083-0000	N
12	U	B	27-30-301-082-0000	N
12	U	C	27-30-301-084-0000	N
29	U	A	27-30-301-104-0000	N
29	U	B	27-30-301-105-0000	N
29	U	C	27-30-301-103-0000	N

PHASE 10

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 10 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
13	U	A	27-30-301-080-0000	N
13	U	B	27-30-301-079-0000	N
13	U	C	27-30-301-081-0000	N
14	U	A	27-30-301-077-0000	N
14	U	B	27-30-301-076-0000	N
14	U	C	27-30-301-078-0000	N
28	U	A	27-30-301-101-0000	N
28	U	B	27-30-301-102-0000	N
28	U	C	27-30-301-100-0000	N

PHASE 11

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 11 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
18	U	A	27-30-301-065-0000	N
18	U	B	27-30-301-066-0000	N
18	U	C	27-30-301-064-0000	N
19	U	A	27-30-301-068-0000	N
19	U	B	27-30-301-069-0000	N
19	U	C	27-30-301-067-0000	N
20	U	A	27-30-301-071-0000	N
20	U	B	27-30-301-072-0000	N
20	U	C	27-30-301-070-0000	N

PHASE 12

ALL UNITS IN ALL BUILDINGS, TOWNS AT LEGACY RANCH PHASE 12 CONDOMINIUM AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Block/Building	Type	Lot/Quarter	Parcel Number	Obsolete?
15	U	A	27-30-301-073-0000	N
15	U	B	27-30-301-074-0000	N
15	U	C	27-30-301-075-0000	N
16	U	A	27-30-301-058-0000	N
16	U	B	27-30-301-059-0000	N
16	U	C	27-30-301-060-0000	N
17	U	A	27-30-301-062-0000	N
17	U	B	27-30-301-063-0000	N
17	U	C	27-30-301-061-0000	N

Exhibit B

TOWNS AT LEGACY RANCH HOMEOWNERS ASSOCIATION, INC.
REINVESTMENT FEE RESOLUTION

This resolution is made this on the date set forth below by the Management Committee for the Towns At Legacy Ranch Homeowners Association, Inc., a Utah non-profit corporation.

RECITALS

- A. Certain real property in Salt Lake County, Utah, known as Towns At Legacy Ranch Condominium was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration of Covenants, Conditions, and Restrictions (the "Declaration");
- B. Pursuant to Article III, Section 22 of the Declaration the Management Committee is authorized to determine what constitutes an Individual Assessment;
- C. The Management Committee has determined that reinvestment fees are Individual Assessments;
- D. This Resolution was properly adopted by the necessary vote of the Management Committee in compliance with the provisions of the Bylaws.

NOW, BE IT RESOLVED:

A Reinvestment Fee shall be charged as an Individual Assessment any time a Unit is transferred. If not collected at the closing of the transfer, the Individual Assessment shall be collected from the new owner. The amount of the Individual Assessment shall be $\frac{1}{2}$ of 1% of the sale price of the Lot. The Individual Assessment shall be used to cover association expenses, including without limitation: administrative expenses; purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds; common planning, facilities, and infrastructure expenses; obligations arising from an environmental covenant; community programming; open space; recreation amenities; or charitable expenses.

ATTEST:

Brian Nagamatsu
President

Janet Hassell
Secretary

Date: 10/31/2019