

WHEN RECORDED RETURN TO:

The Haven Cottages and Villas Owners Association, Inc.
225 South 200 East, #200
Salt Lake City, UT 84111

APN: 27-17-401-006
27-17-378-003

13238698
04/09/2020 10:01 AM \$40.00
Book - 10924 Pg - 2644-2647
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
THE HAVEN COTTAGES AND VILLAS
225 S 200 E #200
SLC UT 84111
BY: DSA, DEPUTY - WI 4 P.

(Space above for County Recorder's Use)

**NOTICE OF REINVESTMENT FEE COVENANT
(The Haven Cottages and Villas)**

Pursuant to Utah Code Ann. 47-1-46 *et seq.*, this NOTICE OF REINVESTMENT FEE COVENANT (Haven Cottages and Villas) is hereby given for that certain real property located in Salt Lake County, Utah (the "Property") and more particularly described on Exhibit A attached hereto and incorporated herein, with respect to the following:

1. Pursuant to the Declaration of Covenants, Conditions, Restrictions and Grant of Easements for The Haven Cottages and Villas (the "Declaration") signed February 10, 2020, and recorded on March 5, 2020, as Entry No. 13210374, in Book 10906, beginning at Page 422 - 538 in the Salt Lake County Recorder's Office, as amended and supplemented from time to time, The Haven Cottages and Villas Owners Association, Inc., a Utah non-profit corporation (the "Association") imposes a reinvestment fee (the "Reinvestment Fee") upon certain transfers of portions of the Property except Exempt Transfers (as such term is defined in the Declaration).

2. The Reinvestment Fee is payable to the Association at the closing of the transfer of the title (i.e., upon the recordation of the Deed) of the affected portion of the Property.

3. The Reinvestment Fee shall be paid to the Association, at the following address:

The Haven Cottages and Villas Owners Association, Inc.
225 South 200 East, Suite 200
Salt Lake City, UT 84111

4. The Association's authorized representative is Ryan Peterson.

5. The Reinvestment Fee Covenant runs with the land and binds all successors in interest and assigns of the Property.

6. Unless terminated pursuant to the Declaration, the duration of the Reinvestment Fee Covenant is perpetual.

7. The Reinvestment Fee shall be used for purposes consistent with the terms and conditions of the Declaration and applicable law, including, but not limited to payment for

community planning, facilities and infrastructure; community programming, open space, recreation amenities, charitable purposes, and Association expenses.

8. The Reinvestment Fees paid under the Declaration are required to benefit the Property.

9. The Reinvestment Fee is the only reinvestment fee covenant to burden the Property, and no additional reinvestment fee covenant of any type or kind may be imposed on the Property.

10. The Declaration contemplates that future phases may be added to the Community or Development, and the Reinvestment Fee and any corresponding notices thereof will be recorded against and will apply to all newly added phases.

11. Each owner shall contact the Association, or its designee, at least seven (7) days prior to the scheduled closing or transfer of title and provide the name of the buyer, the date of the transfer of title, the purchase price for the property, and other information the Association may reasonably require.

[Signature on Following Page]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1: [27-17-401-006]

Beginning North 0°11'01" East 852.52 feet from the South 1/4 Corner Section 17, Township 3 South, Range 1 West, Salt Lake Meridian; North 0°03'07" West 1491.44 feet more or less; North 89°57'07" East 1066.10 feet; Northeasterly 104.38 feet along a 2948 feet radius curve to the Left (chord North 14°54'48" East 104.37 feet); NE'LY 179.03 feet along a 2948 feet radius curve to Left; North 89°57'07" East 43.21 feet more or less; SWLY along a 2990.50 feet radius curve to Right 717.57 feet more or less; SWLY along a 2990.50 feet radius curve to Right 163.94 feet (chord South 25°39'57" West 163.92 feet); South 27°14' West 1343 feet more or less; North 89°57'07" West 47.97 feet more or less; North 28°45'05" East 30.89 feet; North 27°28'51" East 95.51 feet; North 62°31'09" West 320.71 feet to the point of beginning.

Less and Excepting therefrom:

Lot 1, Haven at Harvest Village Commercial Plaza Commercial Subdivision, according to the plat thereof as recorded in the office of the Salt Lake County Recorder

Parcel 2: [27-17-378-003]

Commencing at the section corner common with Sections 17 and 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°11'01" East, along the north-south quarter section line of Section 17, a distance of 852.52 feet to the point of beginning for this description; thence, North 62°31'09" West, a distance of 164.41 feet, to the easterly sideline of Bangerter Highway (150.00 feet wide); thence, northerly along the arc of a curve to the left, having a radius of 2945.73 feet, through a Central Angle of 17°10'31", to said north-south quarter section line, a distance of 883.03 feet; thence, South 00°11'01" West, along said section quarter line within section 17, a distance of 942.91 feet to the point of beginning.

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

IN WITNESS WHEREOF, Justin Peterson, as the authorized representative for The Haven Cottages and Villas Owners Association, Inc., has executed this Notice of Reinvestment Fee Covenant (The Haven Cottages and The Haven Villas Townhomes) as of April 7, 2020.

**The Haven Cottages and Villas Owners Association, Inc.,
a Utah non-profit corporation**

By: Ryan Peterson
Name: RYAN PETERSON
Title: President

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

The foregoing instrument was acknowledged before me this 7th day of April, 2020, by Ryan Peterson, the President of The Haven Cottages and Villas Owners Association, Inc., a Utah non-profit corporation.

Victor Barnes
NOTARY PUBLIC
Residing at: Davis County, UT

