

WHEN RECORDED RETURN TO:  
CW The Rose, LLC  
1222 W. Legacy Crossing Blvd. Suite 6  
Centerville, UT 84014

13278110  
5/22/2020 10:44:00 AM \$40.00  
Book - 10948 Pg - 1688-1690  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MILLER HARRISON LLC  
BY: eCASH, DEPUTY - EF 3 P.

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## NOTICE OF REINVESTMENT FEE COVENANT

(The Rose Condominiums)

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Pursuant to Utah Code § 57-1-46(6), The Rose Owners Association (the "**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, which is subject to the Declaration of Condominium for The Rose Condominiums recorded with the Salt Lake County Recorder on July 23, 2019 as Entry No. 13035512 in Book 10806, at Pages 8057-8118, and any amendments or supplements thereto (the "**Declaration**").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee (other than the Declarant) is required to pay a reinvestment fee as established by the Association's Board of Directors in accordance with Section 6.14 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). In no event, shall the reinvestment fee exceed the maximum rate permitted by applicable law.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **The Rose Condominiums** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

The Rose Owners Association  
1222 W. Legacy Crossing Blvd. Suite 6  
Centerville, UT 84014

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual. The Association's members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

**IN WITNESS WHEREOF**, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 22 day of MAY, 2020.

**DECLARANT**  
**CW THE ROSE, LLC**  
a Utah limited liability company,

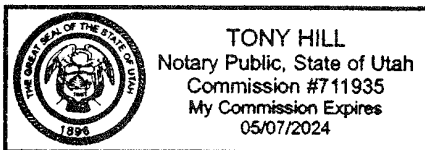
By: 

Name: COLIN H. WRIGHT

Its: MANAGER

STATE OF UTAH                   )  
  ) ss.  
COUNTY OF DAVIS        )

On the 22 day of MAY, 2020, personally appeared before me  
COLIN H. WRIGHT who by me being duly sworn, did say that she/he is  
an authorized representative of CW The Rose, LLC, and that the foregoing instrument is  
signed on behalf of said company and executed with all necessary authority.



  
Notary Public

**EXHIBIT A**  
[Legal Description]

All of **The Rose Condominiums**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 13035511, in Book 2019P, at Page 208.

Including Units 101 through 106 and Common Area

**Parcel Numbers: 16064830010000 through 16064830070000**

More particularly described as:

A PORTION OF LOT 4, BLOCK 24, PLAT "B", SALT LAKE CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 24, PLAT "B", SALT LAKE CITY SURVEY, LOCATED N0°01'50"W ALONG THE MONUMENT LINE OF 500 EAST STREET 393.11 FEET AND EAST 68.28 FEET FROM THE SALT LAKE CITY MONUMENT LOCATED AT THE INTERSECTION OF 500 EAST STREET AND 600 SOUTH STREET; THENCE N0°01'37"W ALONG SAID BLOCK LINE 115.50 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 10466 PAGE 1740 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY; THENCE N89°58'23"E ALONG SAID DEED 211.00 FEET TO THE WEST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 9162 PAGE 3903 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY; THENCE ALONG SAID DEED THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: S0°01'37"E 66.00 FEET; THENCE S89°58'23"W 35.50 FEET; THENCE S0°01'37"E 49.57 FEET TO THE SOUTH LINE OF LOT 4 OF SAID BLOCK; THENCE S89°59'41"W ALONG SAID LOT LINE 175.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 22,619 SQ.FT.