

After Recording Return To:
The Richards Law Office
4141 So. Highland Drive, Suite 225
SLC, UT 84124

13308251
6/24/2020 3:55:00 PM \$176.00
Book - 10967 Pg - 2893-2895
RASHELLE HOBBS
Recorder, Salt Lake County, UT
RICHARDS LAW PC
BY: eCASH, DEPUTY - EF 3 P.

NOTICE OF REINVESTMENT FEE

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES:

That owning, purchasing or assisting with the closing of a property conveyance within **MONTE CRISTO HOMEOWNERS ASSOCIATION, INC.** (the "Association"), and that the governing documents (and any supplements and amendments thereto) established certain obligations of which all owners, sellers and buyers should be aware:

1. A reinvestment fee is due upon transfer of title, as established in the governing documents of the Association. The name and address of the beneficiary under the above referenced reinvestment fee covenant is **MONTE CRISTO HOMEOWNERS ASSOCIATION, INC.** c/o HOA Strategies – 262 N University Ave, Farmington, UT 84025; (385) 988-0182. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its primary contact, as designated in the Utah Homeowner Associations Registry, which is available at the website of the Utah Department of Commerce.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land described further in **EXHIBIT A**, attached hereto, and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the property. The duration of the above referenced reinvestment fee covenant is perpetual.
3. The Association's Agent, as listed above, must be contacted for the reinvestment fee amount. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide for the Association's costs directly related to the transfer of the property and may also provide for payment in part of Association expenses. The fee required to be paid under the reinvestment fee covenant is required to benefit the Property.
4. Some exceptions may apply to the Reinvestment Fee pursuant to Utah Code or the Declaration.

DATE: June 16th, 2020.

MONTE CRISTO HOMEOWNERS ASSOCIATION, INC.

Ron Babcock
By:
Its: Authorized Agent

STATE OF UTAH)

:SS

COUNTY OF SALT LAKE)

Ron Babcock (Ron Babcock) personally, appeared before me and acknowledged that he has knowledge of the facts set forth in the Notice and that s/he believes that all statements made in this Notice are true and correct. Subscribed and sworn to before me on June 16th, 2020.

Suzana Mehwish Obaid
Notary Public

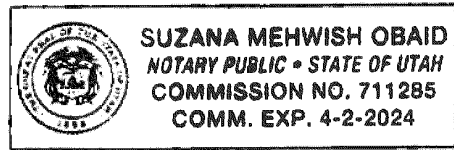


EXHIBIT A

(LEGAL DESCRIPTION)

All Units and Common Area MONTE CRISTO PH 1 CONDO according to the official plats thereof recorded with the office of the Salt Lake County Recorder, State of Utah.

Parcel Numbers: 22212310010000 – 22212310080000

All Units and Common Area MONTE CRISTO PH 2 CONDO according to the official plats thereof recorded with the office of the Salt Lake County Recorder, State of Utah.

Parcel Numbers: 22212300020000 – 22212300090000; 22212310010000

All Units and Common Area MONTE CRISTO PH 3 CONDO according to the official plats thereof recorded with the office of the Salt Lake County Recorder, State of Utah.

Parcel Numbers: 22212290020000 – 22212290130000; 22212310010000

All Units and Common Area MONTE CRISTO PH 4 CONDO according to the official plats thereof recorded with the office of the Salt Lake County Recorder, State of Utah.

Parcel Numbers: 22212280020000 – 22212280160000; 22212310010000