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03/05/2021 11:47 AM \$40.00
Book - 11130 Pg - 7426-7427
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD COVE AT TANNER LANE
PO BOX 5555
DRAPER UT 84020
BY: STA. DEPUTY - WI 2 P.

WHEN RECORDED RETURN TO:
Cottonwood Cove at Tanner Lane Owners Association
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
manager@hoaliving.com

Space Above for Recorder's Use Only

Parcel #'s:
2221255040 through 2221255049 (All of Lots 1 through 4, 9, 10, 13, 14, 17, 18, Cottonwood Cove at Tanner Lane PUD.)
2221255051 through 2221255068 (All of Lots 5 through 8, 11, 12, 15, 16, 19 through 24, 31 through 34, Cottonwood Cove at Tanner Lane PUD.)
2221255070 through 2221255074 (All of Lots 26 through 30, Cottonwood Cove at Tanner Lane PUD.)
2221255076 (All of LOT 25, COTTONWOOD AT TANNER LN AMD EXCEPT THE W'LY 3 FT THEREOF.)
2221255078 through 2221255089 (All of Lots 101 through 112, Cottonwood Cove at Tanner Lane PUD 2nd Amd)
All future Phases, Lots and/or Units

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Cottonwood Cove at Tanner Lane 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 **cottonwoodcovetannerlane@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 Cottonwood Cove at Tanner Lane shall be required to pay to the Cottonwood Cove at Tanner Lane Owners 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 Cottonwood Cove at Tanner Lane Owners Association (the "Association") and the address is c/o **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is

cottonwoodcovetannerlane@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.

IN WITNESS WHEREOF, the Association has executed this notice the 1 day of March, 2021.

COTTONWOOD COVE AT TANNER LANE OWNERS ASSOCIATION

By: [Signature]
Name: Michael Johnson
Title: Authorized Representative/Managing Agent

ACKNOWLEDGMENT

STATE OF UTAH)
)ss:
COUNTY OF Salt Lake)

On the 1 day of March, 2021, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Cottonwood Cove at Tanner Lane Owners Association, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Michael Johnson duly acknowledged to me that said Association authorized the same.

[Signature]
NOTARY PUBLIC

