

**WHEN RECORDED RETURN TO:**

The Cottonwoods at Mountain Green MOA  
4000 West Old Highway Road  
Morgan, UT 84050  
801-821-4009  
[MOA@cottonwoodsmoa.com](mailto:MOA@cottonwoodsmoa.com)

Ent 138356 Bk 327 Pg 1267  
Date: 07-JUN-2016 3:55:08PM  
Fee: \$431.00 Check  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOODS AT MTN GREEN MASTER  
ASSOC IN

**NOTICE OF ASSESSMENT**

Space above for Recorder's Use Only

**COTTONWOODS AT ROSEHILL**

**Parcel #'s: 00-0069-5169 through 00-0070-2098**  
**Serial #'s: 03-CORH-0001 through 03-CORH-0070**

All that certain real property located in Morgan County, Utah, located within that certain plat entitled "The Cottonwoods at Rose Hill a P.R.U.D. Subdivision in Mountain Green, Morgan County, Utah" filed in the plat records of Morgan County, Utah, including Lots 1 through 70, filed in the office of the Morgan County Recorder on October 12, 2004 as Entry No. 97335.

**SILVER MOUNTAIN ESTATES**

**Parcel #'s: 00-0073-6411 through 00-0073-6430**  
**Serial #'s: 03-COHILL-0001 through 03-COHILL-0020**

All that certain real property located in Morgan County, Utah, located within that certain plat entitled "The Cottonwood Hills, a P.U.D. Subdivision in Mountain Green, Morgan County, Utah" filed in the plat records of Morgan County, Utah, including lots 1 through 20, filed in the office of the Morgan County Recorder on August 18, 2006 as Entry No. 104101.

**COTTONWOOD HILLS**

**Parcel #'s: 00-0073-6431, 00-0073-6432 & 00-0073-6457 through 00-0077-4514**  
**Serial #'s: 03-COHILL-0021, 03-COHILL-0022 & 03-COHILL-0047 through 03-COHILL-0151**

All that certain real property located in Morgan County, Utah, located within that certain plat entitled "The Cottonwood Hills, a P.U.D. Subdivision in Mountain Green, Morgan County, Utah" filed in the plat records of Morgan County, Utah, including lots 21, 22 and 47 through 151, filed in the office of the Morgan County Recorder on August 18, 2006 as Entry No. 104100.

**COTTONWOOD MEADOWS**

**Parcel #'s: 00-0073-6433 through 00-0073-6456**  
**serial #'s: 03-COHILL-0023 through 03-COHILL-0046**

All of Lots 23 through 46 identified on that certain plat of subdivision entitled "The Cottonwood Hills a P.U.D. Subdivision in Mountain Green, Morgan County, Utah" filed in the office of the Morgan County Recorder on August 18, 2006 as Entry No. 104098

**COTTONWOOD MEADOWS**

**Parcel #'s: 00-0075-1241 through 00-0075-1297, 00-0077-4448 through 00-0075-1338, 00-0077-4449, 00-0077-4450, 00-0077-4451 through 00-0077-4453**

**Serial #'s: 03-COM-3001 through 03-COM-0057, 03-COM-0078 through 03-COM-3098, 03-COM-3079-A, 03-COM-3080-A, 03-COM-3083-A through 03-COM-3085-A**

All of Lots 3001 through 3057; 3078 through 3098; 3079A, 3080A; 3083A through 3085A, Open Space Parcels A through E, G through K, and M through N, identified on that certain plat of subdivision entitled "The Cottonwood Meadows, a P.U.D. Subdivision" filed in the office of the Morgan County Recorder on August 7 as Entry No. 108786.

### **COTTONWOOD MEADOWS**

**Parcel #'s: 00-0075-1298 through 00-0075-1317 & 00-0075-1339 through 00-0075-1361**

**Serial #'s: 03-COM-3058 through 03-COM-3077 & 03-COM-3099 through 03-COM-3121**

All of Lots 3058 through 3077 and 3099 through 3121 identified on that certain plat of subdivision entitled "Cottonwood Meadows Phase III" filed in the office of the Morgan County Recorder on August 8, 2007 as Entry No. 108788.

### **STONE RIDGE**

**Parcel #'s: 00-0083-3662 through 00-0083-3738**

**Serial #'s: 03-SRID-4001 through 03-SRID-4077**

All of Lots 4001 through 4077 identified on that certain plat of subdivision entitled "Stone Ridge, a P.U.D. Subdivision" filed in the office of the Morgan County Recorder on June 29, 2015 as Entry No. 135330.

## **NOTICE OF ASSESSMENT & NOTICE OF RESERVE FUND FEE COVENANT**

Each Lot or Unit in The Cottonwoods at Mountain Green is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **The Cottonwoods at Mountain Green Master Owners' Association, Inc.**, 4000 West Old Highway Road, Morgan, Utah 84050. The phone number is **801-821-4009**. The email address is [\*\*moa@cottonwoodsmoa.com\*\*](mailto:moa@cottonwoodsmoa.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 The Cottonwoods at Mountain Green shall be required to pay to The Cottonwoods at Mountain Green Master Association at the time of closing or settlement of the sale of his or her Lot or Unit a Reserve Fund Fee in a sum to be determined by the governing board.

The amount of the Reserve Fund Fee may not exceed 0.5% of the value of the Unit at the time of closing unless the 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.

Large master planned developments consisting of at least 500 acres or 500 Lots or Units may commit to fund, construct, develop or maintain common infrastructure, association facilities, community programming, resort facilities, open space or recreation amenities.

The amount of the current Reserve Fund Fee shall be set from time-to-time by resolution of the Management Committee.

The name of the association of owners responsible for the collection and management of the Reserve Fund Fee is The Cottonwoods at Mountain Green Master Association (the "Association") and the address is c/o **The Cottonwoods at Mountain Green MOA**; 4000 West Old Highway Road; Morgan, UT 84050. The phone number is **801-821-4009**. The email is [moa@cottonwoodsmoa.com](mailto:moa@cottonwoodsmoa.com).

The Reserve Fund Fee Covenant is intended to run with the Land and to bind successors in interest and assigns thereof.

The existence of this Reserve Fund Fee Covenant precludes the imposition of any additional Reserve Fund Fee Covenant of the Land or any Lot.

The duration of the Reserve Fund Fee Covenant is ongoing until amended or supplemented.

The purpose of the Reserve Fund 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 Reserve Fund Fee is required to be paid under the Reserve Fund Fee Covenant shall benefit the burdened property.

IN WITNESS WHEREOF, the Association has executed this notice the 7<sup>th</sup> day of June, 2016.

THE COTTONWOODS AT MOUNTAIN GREEN MASTER ASSOCIATION

By: 

Name: Michael R Johanson

Title: Authorized Representative/Manager, The Cottonwoods at Mountain Green MOA

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 )ss:  
COUNTY OF Morgan )

On the 7<sup>th</sup> day of June, 2016, personally appeared before me Michael R. Johanson, who by me being duly sworn, did say that he is the Authorized Representative/Manager of The Cottonwoods at Mountain Green Master Association, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Manager duly acknowledged to me that said Association authorized the same.

  
NOTARY PUBLIC

