

14215389 B: 11477 P: 4471 Total Pages: 4
03/12/2024 04:52 PM By: adavis Fees: \$316.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

When recorded, return to:
Apex Law, LLC
Attn: D. Ryan Robison
7668 S. Mountain Estates Drive
Cottonwood Heights, UT 84121

NOTICE OF REINVESTMENT FEE

Opus Green Homeowners Association has a reinvestment fee covenant. The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of additional reinvestment fee covenants on the property described in Exhibit "A" (the "Burdened Property"). The reinvestment fee is required to be paid to benefit the Burdened Property.

Association Name and Address: OPUS GREEN HOMEOWNERS ASSOCIATION, INC, 262 E. 3900 S. Suite #200, Salt Lake City, UT 84107

Association Phone: 801-262-3900

Association Email: charlesb@pmsystems.net

Duration: The duration of the reinvestment fee is perpetual.

Purpose: The purpose of the reinvestment fee is to cover association expenses, including without limitation: administrative expenses; purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds; common planning, facilities, and infrastructure expenses; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; or charitable expenses.

Reinvestment Fee Amount: The reinvestment fee is subject to change; contact the Association for the current amount.

DATED: March 12, 2024

[SIGNATURE ON THE FOLLOWING PAGE]

OPUS GREEN HOMEOWNERS ASSOCIATION, INC.

Micah W Peters
Signed with **Stavvy**

Micah Peters

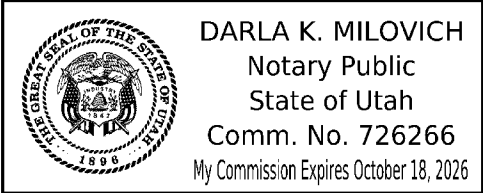
Authorized Representative of Opus Green Homeowners Association, Inc.

STATE OF UTAH)
 :SS
County of Salt Lake)

The execution of the foregoing instrument was acknowledged before me this March 12, 2024, by Micah Peters as authorized representative of Opus Green Homeowners Association, Inc., who is personally known to me or who has provided an acceptable and adequate identification. This act was performed via remote online audio-visual communication.

Darla K. Milovich
Signed with **Stavvy**

Notary Public for Utah



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A

LEGAL DESCRIPTION

Proposed OPUS GREEN, PLANNED UNIT DEVELOPMENT, PHASE 1, being more particularly described as follows:

A portion of the NE1/4 of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located N0°15'54"E 655.15 feet along the monument line of Main Street and West 33.00 feet from the street monument found in the intersection of Main Street and Fireclay Avenue, said point also being located N0°06'21"W along the Section line 1749.94 feet and West 5.31 feet from the East 1/4 Corner of Section 1, T2S, R1W, SLB&M; thence N76°16'11"W 23.32 feet to a point on the Northerly boundary of BIRKHILL PHASE 2 recorded as Entry No. 11227070, Book 2011P, Page 104 in the Office of the Salt Lake County Recorder; thence along said plat the following four (4) courses: (1) N40°00'30"W 154.80 feet; thence (2) N68°26'54"W 290.80 feet; thence (3) N76°57'23"W 457.00 feet; thence (4) S29°13'33"W 50.46 feet to the Easterly line of the UTA Right of Way as depicted on that record of survey filed as Survey No. S1997090651 in the Office of the Salt Lake County Surveyor; thence along said right of way N09°02'04"W 68.07 feet; thence S89°14'11"E 135.12 feet; thence S69°54'54"E 84.79 feet; thence S79°19'07"E 158.94 feet; thence S89°10'35"E 142.15 feet; thence N00°49'25"E 47.49 feet; thence N89°10'35"W 124.07 feet; thence N00°14'04"E 27.00 feet; thence S89°10'35"E 41.00 feet; thence along the arc of a curve to the left with a radius of 7.50 feet a distance of 11.78 feet through a central angle of 90°00'00" Chord: N45°49'25"E 10.61 feet; thence N00°49'25"E 203.49 feet; thence S89°10'35"E 29.25 feet; thence N00°49'25"E 56.96 feet to the Southerly line of that Real Property described in Deed Entry No. 7808706, Book 8419, Pages 2042-2043 recorded in the Office of the Salt Lake Recorder; thence along said deed S89°14'06"E 197.40 feet to a corner of that Real Property described in Deed Entry No. 4341938, Book 5834, Page 2967 recorded in the Office of the Salt Lake County Recorder; thence along said deed S89°14'45"E 35.17 feet to the Westerly line of GORDONS SOUTH LAWN ADDITION recorded as Entry No. 252873, Book "F" of Plats, Page 9 in the Office of the Salt Lake County Recorder; thence along said plat the following two (2) courses: (1) S04°01'54"W 367.72 feet; thence (2) N85°26'54"E 197.01 feet to the Westerly Right of Way of Main Street; thence along said right of way S00°15'54"W 283.63 feet to the point of beginning.

Proposed OPUS GREEN, PLANNED UNIT DEVELOPMENT, PHASE 2, being more particularly described as follows:

A portion of the NE1/4 of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located N0°15'54"E 949.98 feet along the monument line of Main Street and West 394.47 feet from the street monument found in the intersection of Main Street and Fireclay Avenue, said point also being located along the section line N0°06'21"W 2044.77 feet and West 364.87 feet from the East 1/4 Corner of Section 1, T2S, R1W, SLB&M; thence N89°10'35"W 142.15 feet; thence N79°19'07"W 136.15 feet; thence N10°40'55"E 74.49 feet; thence S79°19'06"E 44.92 feet; thence along the arc of a curve to the left with a radius of 11.50 feet a distance of 20.04 feet through a central angle of 99°51'29" Chord: N50°45'10"E 17.60 feet; thence N00°49'25"E 241.94 feet to the Southerly line of that Real Property described in Deed Entry No. 7808706, Book 8419, Pages 2042-2043 recorded in the Office of the Salt Lake Recorder; thence along said deed S89°14'06"E 159.22 feet; thence S00°49'25"W 56.96 feet; thence N89°10'35"W 29.25 feet; thence S00°49'25"W 203.49 feet; thence along the arc of a curve to the right with a radius of 7.50 feet a distance of 11.78 feet through a central angle of 90°00'00" Chord: S45°49'25"W 10.61 feet; thence N89°10'35"W 41.00 feet; thence S00°14'04"W 27.00 feet; thence S89°10'35"E 124.07 feet; thence S00°49'25"W 47.49 feet to the point of beginning.

Proposed OPUS GREEN, PLANNED UNIT DEVELOPMENT, PHASE 3, being more particularly described as follows:

A portion of the NE1/4 of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located N0°15'54"E 1295.18 feet along the monument line of Main Street and West 596.93 feet from the street monument found in the intersection of Main Street and Fireclay Avenue, said point also being located along the section line N0°06'21"W 2389.97 feet and West 565.10 feet from the East 1/4 Corner of Section 1, T2S, R1W, SLB&M; thence S00°49'25"W 241.94 feet; thence along the arc of a curve to the right with a radius of 11.50 feet a distance of 20.04 feet through a central angle of 99°51'29" Chord: S50°45'10"W 17.60 feet; thence N79°19'06"W 44.92 feet; thence S10°40'55"W 74.49 feet; thence N79°19'07"W 22.80 feet; thence N69°54'54"W 84.79 feet; thence N89°14'11"W 11.00 feet; thence N00°49'25"E 74.38 feet; thence S89°10'35"E 10.93 feet; thence along the arc of a curve to the right with a radius of 76.50 feet a distance of 25.61 feet through a central angle of 19°10'50" Chord: S79°35'10"E 25.49 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 13.50 feet a distance of 25.73 feet through a central angle of 109°10'50" Chord: N55°24'50"E 22.01 feet; thence N00°49'25"E 112.92 feet; thence along the arc of a curve to the left with a radius of 7.50 feet a distance of 11.78 feet through a central angle of 90°00'00" Chord: N44°10'35"W 10.61 feet; thence N89°10'35"W 87.98 feet; thence N00°49'25"E 27.00 feet; thence N00°45'54"E 56.57 feet to the Southerly line of that Real Property described in Deed Entry No. 7808706, Book 8419, Pages 2042-2043 recorded in the Office of the Salt Lake Recorder; thence along said Southerly line S89°14'06"E 225.53 feet to the point of beginning.

Proposed OPUS GREEN, PLANNED UNIT DEVELOPMENT, PHASE 4, being more particularly described as follows:

A portion of the NE1/4 of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located N0°15'54"E 1289.19 feet along the monument line of Main Street and West 822.45 feet from the street monument found in the intersection of Main Street and Fireclay Avenue, said point also being located along the section line N0°06'21"W 2392.98 feet and West 790.60 feet from the East 1/4 Corner of Section 1, T2S, R1W, SLB&M; thence S00°45'54"W 56.57 feet; thence S00°49'25"W 27.00 feet; thence S89°10'35"E 87.98 feet; thence along the arc of a curve to the right with a radius of 7.50 feet a distance of 11.78 feet through a central angle of 90°00'00" Chord: S44°10'35"E 10.61 feet; thence S00°49'25"W 112.92 feet; thence along the arc of a curve to the right with a radius of 13.50 feet a distance of 25.73 feet through a central angle of 109°10'50" Chord: S55°24'50"W 22.01 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 76.50 feet a distance of 25.61 feet through a central angle of 19°10'50" Chord: N79°35'10"W 25.49 feet; thence N89°10'35"W 10.93 feet; thence S00°49'25"W 74.38 feet; thence N89°14'11"W 124.12 feet to the Easterly line of the UTA Right of Way as depicted on that record of survey filed as Survey No. S 1997090651 in the Office of the Salt Lake County Surveyor; thence along said Right of Way N09°02'04"W 291.17 feet to the Southwest corner of that Real Property described in Deed Entry No. 7808706, Book 8419, Pages 2042-2043 recorded in the Office of the Salt Lake Recorder; thence along said deed S89°14'06"E 132.43 feet to the point of beginning.