

WHEN RECORDED RETURN TO:
Central Pointe Condominium Owners Association
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
disclosure@hoaliving.com

14240711 B: 11491 P: 4870 Total Pages: 2
05/15/2024 01:52 PM By: tpham Fees: \$186.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FCS COMMUNITY MANAGEMENT
PO BOX 5555 DRAPER, UT 84020



Space Above for Recorder's Use Only

The Land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Commencing at a point 6.00 feet North 00°03 '23" East from the Northwest corner of Lot 16, Block 3, South Boulevard Addition said point also being South 89°58'51" East 603.78 feet and South 00°03 '23" West 161.83 feet from the Brass Cap Monument found at the intersection of West Temple and 2100 South; thence North 89°50' 1 7" East 141. 78 feet to a point on the West right of way line of Main Street; thence South 00°03 '23" West along said West right of way line 220.50 feet; thence South 89°50' 17" West 141.78 feet more or less to a point on the East line of Panama Street, said point also being South 00°03 '23" West 12.50 feet from the Southwest corner of lot 9, block 3, South Boulevard Addition; thence South 60°09'52" West 75.75 feet more or less to a point on the West line of Panama Street; thence South 89°50' 17" West 95.10 feet; thence North 00°00'28" East 160 feet; thence North 89°50' 1 7" East 95.10 feet, more or less to a point on the West line of Panama Street, said point also being North 00°00'28" East 10.00 feet from the Southeast corner of lot 27, block 4, South Boulevard Addition; thence North 33°52'12" East 118.25 feet to the point of beginning. Contains 1.35 acres

Parcel #'s:

15-24-238 (Being Central Pointe Condominiums)

15-24-238-001 through 15-24-238-083 (All of Units C-101 through R519, Central Pointe Condominiums)

All future Phases, Lots and/or Units

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Central Pointe 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 disclosure@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 Central Pointe shall be required to pay to the Central Pointe Condominium 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 Central Pointe Condominium 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 disclosure@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 2nd day of May 2024.

CENTRAL POINTE CONDOMINIUM OWNERS ASSOCIATION

By: [Signature]
Name: Michael Johnson
Title: Managing Agent

ACKNOWLEDGMENT

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

On the 2nd day of May, 2024 personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Managing Agent of the Central Pointe Owners Association and that the within and foregoing notice was signed in behalf of said Association by authority of its Management Committee, and said Michael Johnson duly acknowledged to me that said Association authorized the same.

[Signature]
NOTARY PUBLIC

