

WHEN RECORDED RETURN TO:

The Cottonwoods at Mountain Green MOA
4032 W 5800 N Unit 4
Mountain Green UT 84050
801-821-4009
MOA@cottonwoodsmoa.com

Space above for Recorder's Use Only

NOTICE OF ASSESSMENT

MEADOWPARK WEST 5A-3 and 5A-4

Parcel #'s: 00-0090-3632 through 00-0090-3655

Serial #'s: 03-MEADPKW3-0301 through 03-MEADPKW3-0324

All of lots 0301 through 0324 identified on that certain plat of subdivision entitled "Meadow Park West 5A-3 Condominiums, a P.U.D. subdivision" filed in the office of the Morgan County Recorder on June 7, 2022 as Entry No. 161189.

Parcel #'s: 00-9901-3717 through 00-0090-3725

Serial #'s: 03-MEADPKW4-0401 through 03-MEADPKW4-0409

All of lots 0401 through 0409 identified on that certain plat of subdivision entitled "Meadow Park West 5A-4 Condominiums, a P.U.D. subdivision" filed in the office of the Morgan County Recorder on June 7, 2022 as Entry No. 161190.

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.**; 4032 W 5800 N, Mountain Green, Utah 84050. The phone number is **801-821-4009**. The email address is 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.

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 11th day of October, 2023.

THE COTTONWOODS AT MOUNTAIN GREEN MASTER ASSOCIATION

By: Amy E Poole

Name: Amy E Poole

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

ACKNOWLEDGMENT

STATE OF UTAH)
)ss:
COUNTY OF Morgan)

On the 11 day of October, 2023, personally appeared before me Amy Poole, who by me being duly sworn, did say that she 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 Amy Poole duly acknowledged to me that said Association authorized the same.

Debbie Lynn Hinds
NOTARY PUBLIC

