



WHEN RECORDED, RETURN TO:  
 Community Association Management, LLC, at:  
 410 East Tabernacle, Suite B  
 St. George, Utah 84770

**NOTICE OF REINVESTMENT FEE  
 FOR  
 GARDENS SOUTH CONDO PHASE 2 SUBDIVISION**

**KNOW ALL PERSONS:** GARDENS SOUTH CONDO PHASE 2 SUBDIVISION, located in Washington County, Utah hereby claims a Reinvestment Fee, against any and all Units/Lots, which obligates the seller or purchaser of a Unit/Lot (as the seller and purchaser may decide) to pay this Reinvestment Fee to at Gardens South Condo Phase 2, upon the transfer of the real property. This Reinvestment Fee is dedicated to benefitting the above described Subdivision. The initial amount of the fee is One Hundred Fifty Dollars (\$150.00) PLUS any Capital Contribution dictated by the Subdivision's CC&R's and/or as otherwise modified by resolution of the Board of the Subdivision's Association, to be applied first to the administrative and association costs associated with the transfer of the Unit/Lot and then to the reserve fund or other expenses benefitting the Subdivision as the Board may reasonably determine.

This Reinvestment Fee is intended to run with the land and to bind any and all successors in interest and assigns. The Reinvestment Fee precludes the imposition of an additional reinvestment fee covenant on the property.

DATE SIGNED: June 1, 2010.

Gardens South Condo Phase 2 Subdivision

By:

*Jerald Kay Jensen*

Jerald Kay Jensen, Property Manager and agent for the Subdivision's Association

STATE OF UTAH            )  
                                       ) ss  
 County of Washington    )

Jerald Kay Jensen personally appeared and acknowledged that he/she signed the instrument for the purpose for which it was intended.

Subscribed and sworn to before me on this 1<sup>st</sup> day of June, 2010.

*Kimberly Graff*

Kimberly Graff  
 Notary Public for Utah  
 My commission expires: December 25, 2013



**LEGAL DESCRIPTION**  
**EXHIBIT A**

Units A1-A12, B1-B6, D1-D8, GARDENS SOUTH CONDO, PHASE 2, according to the official plat thereof, records of Washington County, State of Utah.

Said Units include:

Tax Parcel No. SG-GSC-A-1  
Tax Parcel No. SG-GSC-A-2  
Tax Parcel No. SG-GSC-A-3  
Tax Parcel No. SG-GSC-A-4  
Tax Parcel No. SG-GSC-A-5  
Tax Parcel No. SG-GSC-A-6  
Tax Parcel No. SG-GSC-A-7  
Tax Parcel No. SG-GSC-A-8  
Tax Parcel No. SG-GSC-A-9  
Tax Parcel No. SG-GSC-A-10  
Tax Parcel No. SG-GSC-A-11  
Tax Parcel No. SG-GSC-A-12  
Tax Parcel No. SG-GSC-B-1  
Tax Parcel No. SG-GSC-B-2  
Tax Parcel No. SG-GSC-B-3  
Tax Parcel No. SG-GSC-B-4  
Tax Parcel No. SG-GSC-B-5  
Tax Parcel No. SG-GSC-B-6  
Tax Parcel No. SG-GSC-D-1  
Tax Parcel No. SG-GSC-D-2  
Tax Parcel No. SG-GSC-D-3  
Tax Parcel No. SG-GSC-D-4  
Tax Parcel No. SG-GSC-D-5  
Tax Parcel No. SG-GSC-D-6  
Tax Parcel No. SG-GSC-D-7  
Tax Parcel No. SG-GSC-D-8