

When recorded return to:

Gilbert M. Jennings
Ledges East Master Owners Association
335 East St. George Blvd., Ste. 301
St. George, UT 84770

NOTICE OF TRANSFER FEE AND REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. § 57-1-46(6), Ledges East Master Owners Association, a Utah non-profit corporation (the “**Master Association**”), hereby gives notice of a Transfer Fee and Reinvestment Fee Covenant which burdens all the real property described in Exhibit A, attached hereto, and any additional land that is annexed into and made subject to the Declaration of Covenants, Conditions and Restrictions of Ledges East, that was recorded February 3, 2015, as DOC # 20150003650, records of Washington County, Utah, and any amendments or supplements thereto (the “**Master Declaration**”).

The Transfer Fee and Reinvestment Fee Covenant is created by and is set forth in Section 5.13 of the Master Declaration, and is for the benefit of the burdened property. The reinvestment fee will not be used for purposes other than benefitting the burdened property for payment of (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; or (g) association expenses.

The Transfer Fee and Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the real property subject to the Master Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee determined in accordance with Section 5.13 of the Master Declaration, unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46(8).

The name and address of the beneficiary of the Transfer Fee and Reinvestment Fee Covenant is:

Ledges East Master Owners Association
335 East St. George Blvd., Ste. 301
St. George, Utah 84770

The burden of the Transfer Fee and Reinvestment Fee Covenant is intended to run with the real property and to bind successors in interest and assigns. The existence of the Transfer Fee and Reinvestment Fee Covenant precludes the imposition of any additional Transfer Fee and Reinvestment Fee Covenant on the burdened property.

The duration of the Transfer Fee and Reinvestment Fee Covenant is 20 years from the date the Master Declaration was recorded, which duration shall be automatically extended for successive periods of ten years each.

DATE: February 18th, 2015.

LEDGES EAST MASTER OWNERS ASSOCIATION

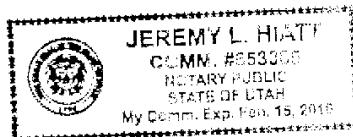
By: Gilbert M. Jennings
GILBERT M. JENNINGS, PRESIDENT

STATE OF UTAH)
:ss
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 18th day of February, 2015,
by Gilbert M. Jennings as President of Ledges East Master Owners Association.



Notary Public



SG-6-1-26-446

THE ESCAPES AT THE LEDGES OF ST. GEORGE LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 88°48'45" EAST 372.503 FEET ALONG THE SECTION LINE AND NORTH 5.449 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE NORTH QUARTER CORNER OF SECTION 27 AND THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE NORTH 71°17'33" EAST 142.399 FEET; THENCE SOUTH 53°50'54" EAST 151.476 FEET; THENCE SOUTH 37°29'03" EAST 97.842 FEET; THENCE SOUTH 49°59'48" EAST 471.323 FEET; THENCE SOUTH 41°59'08" EAST 64.430 FEET; THENCE SOUTH 47°19'19" EAST 91.086 FEET; THENCE SOUTH 66°02'46" EAST 152.271 FEET; THENCE SOUTH 85°37'12" EAST 116.628 FEET; THENCE SOUTH 74°18'15" EAST 286.261 FEET; THENCE SOUTH 210.393 FEET; THENCE WEST 158.638 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 99°36'02", A DISTANCE OF 86.918 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 99°13'06", A DISTANCE OF 34.634 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 269.000 FOOT RADIUS CURVE TO THE RIGHT; THROUGH A CENTRAL ANGLE OF 8°18'39", A DISTANCE OF 39.019 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°14'40", A DISTANCE OF 28.709 FEET; THENCE NORTH 73°33'05" WEST 4.000 FEET; THENCE SOUTH 16°26'55" WEST 42.463 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 485.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°01'47", A DISTANCE OF 237.268 FEET; THENCE NORTH 79°04'37" EAST 5.00 FEET TO A POINT ON THE ARC OF A 46.500 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS POINT BEARS NORTH 78°24'43" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°45'32", A DISTANCE OF 72.035 FEET; THENCE SOUTH 10°20'49" EAST 7.500 FEET; THENCE SOUTH 15°31'09" EAST 9.916 FEET TO A POINT ON AN 807.500 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS SOUTH 10°19'16" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°25'06", A DISTANCE OF 287.767 FEET; THENCE SOUTH 79°54'10" EAST 10.350 FEET; THENCE SOUTH 9°07'13" WEST 144.554 FEET; THENCE SOUTH 6°53'50" WEST 107.817 FEET; THENCE SOUTH 1°12'05" EAST 111.640 FEET; THENCE SOUTH 10°33'59" EAST 133.255 FEET; THENCE SOUTH 21°56'44" WEST 87.327 FEET; THENCE SOUTH 30°24'49" WEST 99.358 FEET; THENCE SOUTH 36°06'38" WEST 99.421 FEET; THENCE SOUTH 41°48'49" WEST 99.567 FEET; THENCE SOUTH 47°30'54" WEST 99.365 FEET; THENCE SOUTH 53°12'25" WEST 99.246 FEET; THENCE SOUTH 58°54'41" WEST 99.791 FEET; THENCE SOUTH 66°28'09" WEST 114.493 FEET; THENCE SOUTH 71°18'59" WEST 134.065 FEET TO A POINT ON THE EASTERLY HIGHWAY RIGHT-OF-WAY LINE OF SR-18; THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY LINE THE FOLLOWING (6) SIX COURSES: (1) NORTH 18°40'52" WEST 328.071 FEET; (2) NORTH 10°40'31" WEST 717.992 FEET; (3) NORTH 54°55'38" EAST 177.198 FEET; (4) NORTH 4°53'16" EAST 162.558 FEET; (5) NORTH 40°31'38" WEST 149.754 FEET; (6) SOUTH 78°42'25" WEST 66.961 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF LEDGES PARKWAY; THENCE ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (5) FIVE COURSES: (1) NORTH 11°17'00" WEST 6.913 FEET TO A POINT OF CURVATURE; (2) RUNNING NORTHWESTERLY ALONG THE ARC OF A 455.001 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°09'52", A DISTANCE OF 231.602 FEET; (3) NORTH 40°26'52" WEST 209.150 FEET TO A POINT OF CURVATURE; (4) RUNNING NORTHWESTERLY ALONG THE ARC OF A 476.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°44'25", A DISTANCE OF 180.613 FEET; AND (5) NORTH 18°42'27" WEST 333.137 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,353,707 SQ. FT. (31.077 ACRES)

SG-6-1-26-421

WHITE ROCKS OVERALL
LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 88°48'45" EAST 1049.149 FEET ALONG THE SECTION LINE AND SOUTH 2210.642 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 71°18'59" EAST 134.065 FEET; THENCE NORTH 66°28'09" EAST 114.493 FEET; THENCE NORTH 58°54'41" EAST 99.791 FEET; THENCE NORTH 53°12'25" EAST 99.246 FEET; THENCE NORTH 47°30'54" EAST 99.365 FEET; THENCE NORTH 41°48'49" EAST 99.567 FEET; THENCE NORTH 36°06'38" EAST 99.421 FEET; THENCE NORTH 30°24'49" EAST 99.358 FEET; THENCE NORTH 21°56'44" EAST 87.327 FEET; THENCE NORTH 10°33'59" WEST 133.255 FEET; THENCE NORTH 1°12'05" WEST 111.640 FEET; THENCE NORTH 6°53'50" EAST 107.817 FEET; THENCE NORTH 9°07'13" EAST 137.053 FEET; THENCE SOUTH 79°54'10" EAST 161.168 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 150.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°49'48", A DISTANCE OF 75.477 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 150.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°37'44", A DISTANCE OF 25.208 FEET; THENCE SOUTH 9°06'13" EAST 72.999 FEET; THENCE SOUTH 9°07'13" WEST 120.935 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 470.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°47'00", A DISTANCE OF 203.299 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 305.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°24'57", A DISTANCE OF 129.972 FEET TO A POINT ON THE ARC OF A 452.500 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS SOUTH 32°47'14" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°55'31", A DISTANCE OF 165.260 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 347.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°48'47", A DISTANCE OF 132.297 FEET; THENCE SOUTH 6°14'04" EAST 39.666 FEET; THENCE SOUTH 31°04'07" WEST 73.158 FEET; THENCE SOUTH 67°56'42" WEST 31.662 FEET; THENCE SOUTH 53°46'05" WEST 48.416 FEET; THENCE SOUTH 0°14'34" EAST 23.861 FEET TO A POINT ON THE ARC OF A 1537.500 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 58°29'58" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°45'54", A DISTANCE OF 610.885 FEET; THENCE SOUTH 54°15'56" WEST 310.269 FEET; THENCE SOUTH 38°41'48" WEST 104.000 FEET; THENCE SOUTH 71°33'18" WEST 148.706 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SR-18; THENCE NORTH 18°40'52" WEST ALONG SAID RIGHT-OF-WAY LINE 620.509 FEET TO THE POINT OF BEGINNING.

CONTAINS: 797,105 SQ. FT. OR 18.299 ACRES

SG-6-1-23-2301

THE LEDGES OF ST. GEORGE – PHASE 14, HIDDEN PINYON

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE LEDGES OF ST. GEORGE PHASE 7 SUBDIVISION, AS RECORDED AND ON FILE WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING SOUTH 88°52'06" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN LINE, A DISTANCE OF 575.454 FEET AND NORTH 532.533 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23. (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 22 AND THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), SAID POINT ALSO BEING A POINT OF CURVE OF A 20.000 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS POINT BEARS NORTH 10°15'37" WEST), AND RUNNING THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°27'10", A DISTANCE OF 29.130 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 375.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°49'39", A DISTANCE OF 83.956 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 85°29'12", A DISTANCE OF 29.840 FEET; THENCE NORTH 13°37'40" EAST 50.000 FEET TO A POINT ON THE ARC OF A 475.000 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS POINT BEARS NORTH 13°37'40" EAST); THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°44'09", A DISTANCE OF 39.262 FEET; NORTH 08°53'31" EAST 80.711 FEET; THENCE NORTH 01°39'56" EAST 124.174 FEET; THENCE NORTH 04°05'18" WEST 98.320 FEET; THENCE NORTH 04°29'03" WEST 100.372 FEET; THENCE NORTH 03°59'16" WEST 103.436 FEET; THENCE NORTH 00°25'36" EAST 106.252 FEET; THENCE NORTH 05°33'25" EAST 105.146 FEET; THENCE NORTH 06°55'40" EAST 100.668 FEET; THENCE NORTH 05°10'21" EAST 107.302 FEET; THENCE NORTH 00°17'43" EAST 32.500 FEET; THENCE SOUTH 89°34'24" EAST 136.001 FEET; THENCE SOUTH 59°03'32" EAST 48.590 FEET; THENCE SOUTH 88°45'11" EAST 123.155 FEET; THENCE SOUTH 06°56'09" WEST 307.146 FEET; THENCE SOUTH 02°06'49" WEST 93.742 FEET; THENCE SOUTH 04°29'03" EAST 507.032 FEET; THENCE SOUTH 00°04'17" EAST 169.732 FEET; THENCE SOUTH 01°56'08" WEST 118.940 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LEDGES OF ST. GEORGE PHASE 7 AND A POINT ON THE ARC OF A 384.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 32°09'11" EAST); THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°03'15", A DISTANCE OF 0.362 FEET; THENCE NORTH 57°47'34" WEST 65.610 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 454.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42°28'03", A DISTANCE OF 336.505 FEET TO THE POINT OF BEGINNING.

CONTAINS 351,819 SQ. FT., (8.077 ACRES)

SG-6-1-23-2302

THE LEDGES OF ST. GEORGE - PHASE 13, NORTHGATE

BEGINNING AT A POINT SOUTH 88°52'06" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN LINE, A DISTANCE OF 347.609 FEET AND NORTH 739.208 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23. (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 22 AND THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE NORTH 02°41'04" WEST 50.000 FEET; THENCE NORTH 06°03'40" WEST 30.141 FEET; THENCE NORTH 11°43'27" EAST 66.527 FEET; THENCE NORTH 04°29'03" WEST 334.986 FEET; THENCE NORTH 01°47'31" WEST 76.502 FEET; THENCE NORTH 06°56'09" EAST 315.245 FEET; THENCE NORTH 05°36'49" EAST 57.500 FEET; THENCE SOUTH 84°23'11" EAST 122.816 FEET; THENCE SOUTH 89°34'24" EAST 165.049 FEET; THENCE SOUTH 00°17'43" WEST 32.500 FEET; THENCE SOUTH 05°10'21" WEST 107.302 FEET; THENCE SOUTH 06°55'40" WEST 100.668 FEET; THENCE SOUTH 05°33'25" WEST 105.146 FEET; THENCE SOUTH 00°25'36" WEST 106.252 FEET; THENCE SOUTH 03°59'16" EAST 103.436 FEET; THENCE SOUTH 04°29'03" EAST 100.372 FEET; THENCE SOUTH 04°05'18" EAST 98.320 FEET; THENCE SOUTH 01°39'56" WEST 124.174 FEET; THENCE SOUTH 08°53'31" WEST 80.711 FEET TO A POINT ON THE ARC OF A 475.000 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 08°53'31" EAST); THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°44'09", A DISTANCE OF 39.262 FEET; THENCE SOUTH 13°37'40" WEST 50.000 FEET TO A POINT ON THE ARC OF A 525.000 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 13°37'40" EAST); THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'14", A DISTANCE OF 112.283 FEET; THENCE NORTH 64°07'05" WEST 78.738 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 117.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°33'58", A DISTANCE OF 58.583 FEET TO THE POINT OF BEGINNING.

CONTAINS 281,495 SQ. FT., (6.462 ACRES)