



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 period of ten years each.

DATE: May, 20<sup>th</sup>, 2015

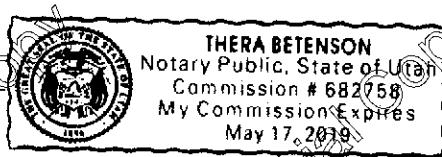
STATE OF UTAH  
COUNTY OF WASHINGTON

LEDGES EAST MASTER OWNERS ASSOCIATION

BY: GILBERT M. JENNINGS  
GILBERT M. JENNINGS, PRESIDENT

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2015, by  
Gilbert M. Jennings as President of Ledges East Master Owners Association.

Notary Public



**EXHIBIT 'A'**

**The Ledges of St. George – Phase 7**

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 23, AND THE NORTH HALF OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE S.  $88^{\circ}49'15''$  E A DISTANCE OF 1983.47 FEET ALONG THE SECTION LINE; THENCE NORTH 230.48 FEET TO THE REAL POINT OF BEGINNING:

THENCE ALONG THE SOUTHERLY BOUNDARY OF LEDGES PARKWAY, A 72 FOOT WIDE EXISTING PUBLIC STREET THE FOLLOWING THREE (3) COURSES; THENCE SOUTHEASTERLY A DISTANCE OF 384.68 FEET ALONG THE ARC OF A 2528.00-FOOT RADIUS CURVE TO THE LEFT CURVE HAVING A CENTRAL ANGLE OF  $8^{\circ}43'07''$  AND A CHORD THAT BEARS S.  $85^{\circ}09'24''$  E. A DISTANCE OF 384.31 FEET; THENCE S.  $89^{\circ}30'58''$  E. A DISTANCE OF 235.90 FEET TO A POINT OF CURVATURE OF A 478.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY A DISTANCE OF 298.27 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF  $35^{\circ}45'07''$  AND A CHORD THAT BEARS N.  $72^{\circ}36'29''$  E. A DISTANCE OF 293.45 FEET; THENCE N.  $35^{\circ}16'05''$  W. A DISTANCE OF 71.00 FEET TO A POINT OF CURVATURE OF A 407.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 8.95 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF  $1^{\circ}15'37''$  AND A CHORD THAT BEARS N.  $54^{\circ}06'06''$  E. A DISTANCE OF 8.95 FEET TO A POINT OF CURVATURE OF A 543.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 129.00 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF  $13^{\circ}36'41''$  AND A CHORD THAT BEARS N.  $60^{\circ}16'38''$  E. A DISTANCE OF 128.69 FEET; THENCE N.  $67^{\circ}04'59''$  E. A DISTANCE OF 174.33 FEET TO A POINT OF CURVATURE OF A 454.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY A DISTANCE OF 436.79 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF  $55^{\circ}07'27''$  AND A CHORD THAT BEARS S.  $85^{\circ}21'18''$  E. A DISTANCE OF 420.14 FEET; THENCE S.  $57^{\circ}47'34''$  E. A DISTANCE OF 65.61 FEET TO A POINT OF CURVATURE OF A 384.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY A DISTANCE OF 204.77 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF  $30^{\circ}33'11''$  AND A CHORD THAT BEARS S.  $73^{\circ}04'10''$  E. A DISTANCE OF 202.35 FEET; THENCE S.  $88^{\circ}20'45''$  E. A DISTANCE OF 33.85 FEET; THENCE S.  $01^{\circ}39'15''$  W. A DISTANCE OF 70.00 FEET; THENCE N.  $88^{\circ}20'45''$  W. A DISTANCE OF 33.85 FEET TO A POINT OF A CURVATURE OF A 454.00-FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 142.95 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF  $18^{\circ}02'28''$  AND A CHORD THAT BEARS N.  $79^{\circ}19'31''$  W. A DISTANCE OF 142.36 FEET; THENCE S.  $07^{\circ}30'19''$  E. A DISTANCE OF 134.40 FEET; THENCE S.  $82^{\circ}29'41''$  W. A DISTANCE OF 305.00 FEET; THENCE S.  $80^{\circ}23'52''$  W. A DISTANCE OF 130.41 FEET; THENCE S.  $73^{\circ}15'08''$  W. A DISTANCE OF 144.28 FEET; THENCE S.  $54^{\circ}01'42''$  W. A DISTANCE OF 136.59 FEET; THENCE S.  $61^{\circ}58'22''$  W. A DISTANCE OF 86.50 FEET; THENCE S.  $70^{\circ}25'56''$  W. A DISTANCE OF 78.35 FEET; THENCE S.  $75^{\circ}06'47''$  W. A DISTANCE OF 81.72 FEET; THENCE S.  $81^{\circ}57'16''$  W. A DISTANCE OF 91.17 FEET; THENCE S.  $88^{\circ}25'47''$  W. A DISTANCE OF 74.41 FEET; THENCE N.  $89^{\circ}18'40''$  W. A DISTANCE OF 142.00 FEET; THENCE N.  $89^{\circ}00'54''$  W. A DISTANCE OF 71.00 FEET; THENCE N.  $85^{\circ}34'39''$  W. A DISTANCE OF 65.14 FEET; THENCE S.  $88^{\circ}07'04''$  W. A DISTANCE OF 88.24 FEET; THENCE N.  $83^{\circ}30'09''$  W. A DISTANCE OF 84.50 FEET; THENCE N.  $78^{\circ}14'18''$  W. A DISTANCE OF 86.71 FEET; THENCE N.  $18^{\circ}08'10''$  E. A DISTANCE OF 121.63 FEET TO A POINT OF CURVATURE OF A 175.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY A DISTANCE OF 198.41 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF  $64^{\circ}57'43''$  AND A CHORD THAT BEARS N.  $30^{\circ}01'41''$  W. A DISTANCE OF 187.96 FEET; THENCE N.  $02^{\circ}27'10''$  E. A DISTANCE OF 11.46 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY A DISTANCE OF 29.06 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF  $83^{\circ}15'01''$  AND A CHORD THAT BEARS N.  $39^{\circ}10'20''$  W. A DISTANCE OF 26.57 FEET TO THE REAL POINT OF BEGINNING. CONTAINING 12.83 ACRES.