

Restrictive Page 1 of 2
Russell Shirts Washington County Recorder
07/12/2018 12:10:51 PM Fee \$12.00 By
JENKINS BAGLEY, PLLC

WHEN RECORDED RETURN TO:
Warner Gateway Homeowner's Association
Jay Rice, Agent
4968 South Holiday Pines Ct.
Holiday, Utah 84117

Record against the property
described in **Exhibit A**

Notice of Reinvestment Fee Covenant for Warner Gateway Homeowner's Association

Under Utah Code § 57-1-46, Warner Gateway Homeowner's Association ("Association") gives notice that the property in the Warner Gateway Subdivision, located in Washington County, Utah, and more particularly described in Exhibit A ("Subdivision"), is subject to a reinvestment fee covenant. The reinvestment fee covenant obligates a buyer of a Lot in the Subdivision to pay a reinvestment fee upon the transfer of a Lot. The reinvestment fee covenant does not apply to the initial transfer of a Lot from the Declarant to a buyer.

1. The fee must be paid to the Association at the following address: 4968 South Holiday Pines Ct., Holiday, Utah 84117.
2. The amount of the fee is 0.5% of the value of the Lot at the time of closing, or a lesser amount as may be established by the Association's Board of Directors from time to time.
3. The fee is required to benefit the property in the Subdivision.
4. The purpose of the fee is to enable the Association to pay for the items identified in Utah Code § 57-1-46(1)(i)(ii)(A)-(H), as may be amended or supplemented from time to time.

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

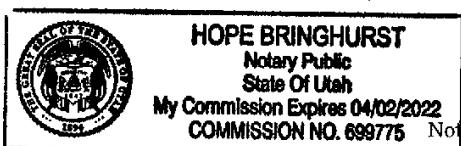
Dated this 11th day of July, 2018.

WARNER GATEWAY HOMEOWNER'S ASSOCIATION:

Jay Rice, President

STATE OF UTAH)
COUNTY OF WASHINGTON)
:ss.

On this 11th day of July, 2018, personally appeared before me Jay Rice who being by me duly sworn, did say that he is the President of Warner Gateway Homeowner's Association, a Utah nonprofit corporation, that this Notice of Reinvestment Fee Covenant was signed by him on behalf of the Association, and that he is authorized by the Association to execute this Notice.



Bring Hope First
NOTARY PUBLIC

of Reinvestment Fee Covenant
Warner Gateway HOA
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Exhibit A
Legal Description

This Notice of Reinvestment Fee Covenant for Warner Gateway Subdivision affects the following real property, all located in Washington County, State of Utah:

This legal description includes two areas located within Washington County, State of Utah:

AREA 1

Warner Gateway Phase 1 with Parcel Numbers:

W-WARG-1-1
W-WARG-1-98 THROUGH W-WARG-1-103
W-WARG-1-114 THROUGH W-WARG-1-118
W-WARG-1-129 THROUGH W-WARG-1-133
W-WARG-1-134-A
W-WARG-1-135
W-WARG-1-136-A
W-WARG-1-137 THROUGH W-WARG-1-140
W-WARG-1-145 THROUGH W-WARG-1-150

AREA 2

All of Lot 15 of Section 1, Township 43 South, Range 15 West, Salt Lake Base and Meridian with Parcel Number:

W-5-3-1-320

Less and Excepting

Warner Gateway Phase 1 with Parcel Numbers:

W-WARG-1-1
W-WARG-1-98 THROUGH W-WARG-1-103
W-WARG-1-114 THROUGH W-WARG-1-118
W-WARG-1-129 THROUGH W-WARG-1-133
W-WARG-1-134-A
W-WARG-1-135
W-WARG-1-136-A
W-WARG-1-137 THROUGH W-WARG-1-140
W-WARG-1-145 THROUGH W-WARG-1-150

All less and excepting that portion conveyed to the Utah Department of Transportation by Warranty Deed Recorded as Entry No. 20150008305, 20150008306, 20150008307 and 20150008308 of Official Records.