

4

DOC # 20190022119

Notice Page 1 of 4
Russell Shirts Washington County Recorder
06/06/2019 08:26:42 AM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



WHEN RECORDED, RETURN TO:

Nathan K. Fisher
444 East Tabernacle Suite B-201
St. George Utah 84770

NOTICE OF REINVESTMENT FEE COVENANT

NOTICE IS HEREBY GIVEN by Escondido At Sienna Hills Homeowners Association, Inc. (the "Association"), pursuant to Utah Code Ann. § 57-1-46(7), of the existence of a "Reinvestment Assessment" as more particularly set forth in Section 7.17 of the District Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements, and Bylaws for Escondido at Sienna Hills, (a part of the Expandable Sienna Hills Planned Mixed Use Development (the "District Declaration"), recorded on May 31, 2019 as Document No.

_____, of Official Records of the Washington County, Utah Recorder's Office ("Official Records"), the terms of which are incorporated herein by this reference, which Declaration affects those certain parcels of real property located in Washington City, Washington County, State of Utah, as further described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Burdened Property").

The name and current address of the beneficiary under such Reinvestment Fee Covenant is as follows:

Escondido At Sienna Hills Homeowners Association, Inc.
3143 South 840 East
St. George, Utah 84790

The burden of the Reinvestment Assessment is intended to run with the land and to bind successors in interest and assigns. The existence of the Reinvestment Association precludes the imposition of an additional reinvestment fee covenant on the Burdened Property. The Reinvestment Assessment shall continue in full force and effect until the Declaration is terminated pursuant to the Declaration. The Reinvestment Assessments shall become part of the Association's general fund to be utilized as necessary to benefit the Burdened Property, including payment for: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities, open space; recreational amenities; charitable purposes; or association expenses. The Reinvestment Assessment is required to benefit the Burdened Property and will not exceed .5% of the value of the burdened property.

DATED this ____ day of June, 2019.

SIGNATURES BEGIN ON NEXT PAGE

Escondido At Sienna Hills Homeowners Association, Inc.,
A Utah non-profit corporation

By: [Signature]
Kevin Anglesey, Secretary

STATE OF UTAH)
) :ss
COUNTY OF WASHINGTON)

On the 3rd day of June, 2019, the foregoing NOTICE OF REINVESTMENT FEE COVENANT was acknowledged before me by Skyler Tolbert, in his capacity as the Secretary of Escondido At Sienna Hills Homeowners Association, Inc.

[Signature]
Notary Public

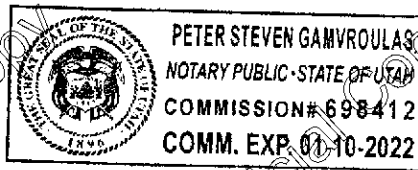


EXHIBIT A

LEGAL DESCRIPTION OF THE ESCONDIDO AT SIENNA HILLS PROPERTY

The District Land described in the foregoing document as the Esccondido at Sienna Hills is located in Washington County, Utah and is described more particularly as follows:

ESCONDIDO AT SIENNA HILLS LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF A CASITAS AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; SAID POINT ALSO BEING N 1°02'42" E 1464.98 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION, AND RUNNING THENCE N 1°02'42" E 1.05 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION; THENCE N 61°15'27" E 906.95 FEET, TO THE POINT OF A 87.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 119.97 FEET THROUGH A CENTRAL ANGLE OF 78°33'38"; THENCE N 72°41'49" E 20.00 FEET, TO THE POINT OF A 107.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 72°41'49" W; THENCE ALONG THE ARC OF SAID CURVE 43.97 FEET THROUGH A CENTRAL ANGLE OF 23°26'01", TO THE POINT OF A 217.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 19.86 FEET THROUGH A CENTRAL ANGLE OF 5°14'34"; THENCE N 54°30'22" E 34.00 FEET, TO THE POINT OF A 107.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 54°30'22" E; THENCE ALONG THE ARC OF SAID CURVE 56.25 FEET THROUGH A CENTRAL ANGLE OF 29°58'48"; THENCE N 24°31'34" E 20.00 FEET, TO THE POINT OF A 87.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 24°31'34" E; THENCE ALONG THE ARC OF SAID CURVE 125.29 FEET THROUGH A CENTRAL ANGLE OF 82°02'16"; THENCE N 32°29'18" E 628.62 FEET; THENCE S 57°30'42" E 151.27 FEET; THENCE N 67°27'41" E 182.04 FEET; THENCE S 22°32'19" E 144.00 FEET; THENCE S 67°27'41" W 45.01 FEET; THENCE S 30°43'37" E 218.42 FEET; THENCE N 59°41'30" E 41.26 FEET; THENCE S 30°18'30" E 124.00 FEET; THENCE S 59°41'30" W 352.36 FEET; THENCE S 51°58'35" W 280.75 FEET; THENCE S 47°50'06" W 164.29 FEET; THENCE S 83°31'35" W 146.09 FEET, TO THE POINT OF A 233.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 83°31'35" W; THENCE ALONG THE ARC OF SAID CURVE 12.00 FEET THROUGH A CENTRAL ANGLE OF 2°57'04", TO THE POINT OF A 170.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 131.15 FEET THROUGH A CENTRAL ANGLE OF 44°12'12"; THENCE S 47°54'36" W 20.47 FEET TO THE POINT OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 34°48'28" W; THENCE ALONG THE ARC OF SAID CURVE 166.37 FEET THROUGH A CENTRAL ANGLE OF 63°33'01"; THENCE S 61°15'27" W 524.94 FEET; THENCE S 48°01'01" W 52.39 FEET; THENCE S 61°15'27" W 136.83 FEET; THENCE S 68°51'08" W 90.80 FEET; THENCE S 61°15'27" W 118.53 FEET TO THE POINT OF A 570.00

FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 23.63 FEET THROUGH A CENTRAL ANGLE OF 2°22'32", TO A POINT ON THE EASTERLY BOUNDARY OF SIENNA HILLS ELEMENTARY MINOR SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 25°52'01" W 80.00 FEET ALONG SAID BOUNDARY, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID CASITAS AT SIENNA HILLS PHASE 1 SUBDIVISION; THENCE N 63°32'54" E 32.70 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING.

CONTAINS 556,284 SQ FT OR 12.77 ACRES MORE OR LESS

Also Known as:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, and 89 ESCONDIDO AT SIENNA HILLS PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Tax Serial Number: W-____-1-Lot #