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DOC # 20190044404

Notice Page 1 of 3
Russell Shirts Washington County Recorder
10/25/2019 02:56:15 PM Fee \$ 40.00
By TAVA LAND LLC

WHEN RECORDED RETURN TO:

TAVA Land, LLC
5485 Tappan Falls Dr.
Idaho Falls, ID 83406



NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to the requirements of Utah Code annotated 57-1-46, this instrument is a notice of reinvestment fee covenant "Notice". This Notice serves as notice of a reinvestment fee covenant which was authorized and established pursuant to the recorded Declaration of Covenants for TAVA Homeowners Association, a Planned Community.

Be it known to all sellers, buyers, and title companies that:

1. A reinvestment fee covenant is due upon transfer of title in an amount determined by the Association via its Board which may increase or decrease from time to time in its sole discretion. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The name and address of the beneficiary under the above referenced reinvestment fee covenant is TAVA Homeowners Association, 3220 S Retreat Drive Hurricane, UT 84737. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce Division of Corporations.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land described in Exhibit A and to bind successors in interest and assigns. The duration of the above referenced reinvestment fee covenant is perpetual.
3. The required reinvestment fee is for the benefit of the TAVA Homeowners Association and the maintenance of the common areas and any facilities or amenities of the Association.

TAVA Homeowners Association

By: Marsha Ball, Authorized Agent

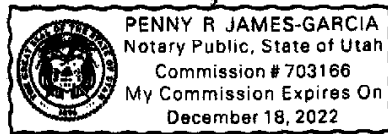
State of Utah)

: ss

County of Washington)

The foregoing instrument was acknowledged before me this 24th day of October 2019 by
Marsha Ball, the Manager of TAVA Homeowner's Association

(Seal)



Penny R James-Garcia
Notary Public

My Commission Expires:

December 18, 2022

Residing at:

Hurricane, UT

TAVA Resort at Sand Hollow 1

Exhibit A

TAVA Legal Description

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°05'32" EAST, ALONG THE SECTION LINE, A DISTANCE OF 54.88 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 138.43 FEET TO THE POINT OF BEGINNING, THENCE NORTH 62°22'17" EAST, A DISTANCE OF 109.71 FEET; THENCE NORTH 30°12'46" EAST, A DISTANCE OF 53.16 FEET; THENCE NORTH 62°22'17" EAST, A DISTANCE OF 94.03 FEET; THENCE NORTH 32°06'53" WEST, A DISTANCE OF 74.28 FEET; THENCE NORTH 36°23'22" WEST, A DISTANCE OF 52.75 FEET; THENCE NORTH 30°21'44" WEST, A DISTANCE OF 42.87 FEET; THENCE NORTH 12°56'20" EAST, A DISTANCE OF 107.02 FEET; THENCE SOUTH 71°30'21" EAST, A DISTANCE OF 100.05 FEET; THENCE NORTH 14°02'16" EAST, A DISTANCE OF 103.62 FEET; THENCE NORTH 67°39'14" WEST, A DISTANCE OF 6.65 FEET; THENCE NORTH 22°20'46" EAST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 67°39'14" EAST, A DISTANCE OF 117.74 FEET; THENCE NORTH 22°14'28" EAST, A DISTANCE OF 26.00 FEET; THENCE NORTH 13°20'14" EAST, A DISTANCE OF 54.43 FEET; THENCE NORTH 07°36'58" EAST, A DISTANCE OF 36.45 ACT; THENCE NORTH 00°13'25" WEST, A DISTANCE OF 11.76 FEET; THENCE NORTH 06°45'30" WEST, A DISTANCE OF 319.48 FEET; THENCE NORTH 24°56'76" WEST, A DISTANCE OF 49.53 FEET; THENCE NORTH 00°15'03" WEST, A DISTANCE OF 109.96 FEET; THENCE NORTH 89°44'57" EAST, A DISTANCE OF 252.42 FEET, TO A POINT ON THE WESTERLY LINE OF THE RETREAT AT SAND HOLLOW PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED UNDER DOCUMENT #20170007372 WASHINGTON COUNTY RECORDS; THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID LINE, SOUTH 00°14'52" EAST, A DISTANCE OF 133.84 FEET; THENCE SOUTH 11°11'30" EAST, A DISTANCE OF 330.64 FEET; THENCE SOUTH 00°04'34" WEST, A DISTANCE OF 647.60 FEET; THENCE SOUTH 62°00'03" WEST, A DISTANCE OF 81.22 FEET; THENCE SOUTH 50°00'53" WEST, A DISTANCE OF 53.16 FEET; THENCE SOUTH 62°00'03" WEST, A DISTANCE OF 99.00 FEET; THENCE SOUTH 27°59'57" EAST, A DISTANCE OF 164.16 FEET; THENCE SOUTH 49°05'50" EAST, A DISTANCE OF 360.61 FEET, TO A POINT ON THE NORTHWESTERLY LINE OF THE RETREAT AT SAND HOLLOW RESORT PHASE 1, ACCORDING TO THE OFFICIAL PLAT FOUND ON DOCUMENT #20070042165 WASHINGTON COUNTY RECORDS; THENCE SOUTH 88°04'15" WEST, A DISTANCE OF 127.21 FEET, TO THE NORTHEASTERLY CORNER OF THE RETREAT AT SAND HOLLOW RESORT PHASE 1A, ACCORDING TO THE OFFICIAL PLAT FOUND ON DOCUMENT #20100000283, WASHINGTON COUNTY RECORDS; THENCE NORTH 66°08'22" WEST, A DISTANCE OF 65.73 FEET, TO THE NORTHWESTERLY CORNER OF SAID PHASE 1A; THENCE SOUTH 38°36'48" WEST, ALONG THE WESTERLY LINE OF SAID PHASE 1A, A DISTANCE OF 113.71 FEET; THENCE SOUTH 14°35'43" WEST, ALONG SAID LINE, A DISTANCE OF 46.58 FEET; THENCE SOUTH 34°42'04" WEST, ALONG SAID LINE AND AN EXTENSION THEREOF, A DISTANCE OF 115.91 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF THAT PARCEL SHOWN BY DOCUMENT #20160031276, OFICIAL WASHINGTON COUNTY RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID LINE, NORTH 50°38'16" WEST, A DISTANCE OF 126.11 FEET; THENCE NORTH 27°37'43" WEST, A DISTANCE OF 702.77 FEET; THENCE NORTH 32°02'05" WEST, A DISTANCE OF 87.40 FEET, TO THE POINT OF BEGINNING;

Containing 15.20 acres more or less