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DOC # 20200019698

Notice Page 1 of 4  
Russell Shirts Washington County Recorder  
04/22/2020 08:52:02 AM Fee \$ 40.00  
By MOUNTAIN VIEW TITLE CO

Recorded at the request of:  
Sage Villas Townhomes Owners Association ("Association")

Record against the Property  
described in Exhibit A

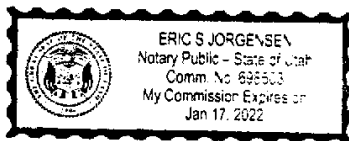
After Recording mail to:  
Jenkins Bagley, PLLC  
Attn: Bruce C. Jenkins  
285 W. Tabernacle, Ste 301  
St. George, UT 84770

**NOTICE OF REINVESTMENT FEE  
FOR  
SAGE VILLAS TOWNHOMES OWNERS ASSOCIATION**

**KNOW ALL PERSONS:**

- The current address of the Association is on file with the Utah Homeowner Associations Registry which can be located at <https://secure.utah.gov/hoa/index.html>;
- the Declaration of Covenants, Conditions, and Restrictions governing the Association, as amended from time to time, contains a Reinvestment Fee Covenant (the "Covenant");
- the Property subject to the Covenant is described in Exhibit A;
- the Covenant runs with the land in perpetuity and is binding upon all current owners, their heirs, successors and assigns;
- the existence of the Covenant prohibits the imposition of an additional Reinvestment Fee Covenant, unless otherwise provided by Utah law;
- the purpose for which the fee may be used includes: (i) common planning, facilities, and infrastructure; (ii) obligations arising from an environmental covenant; (iii) community programming; (iv) recreational facilities and amenities; and/or (v) Association expenses as provided for in Utah Code § 57-1-46(1)(a);
- the Association must be contacted for the amount of the fee;
- the fee is to be paid at the closing of property subject to the Covenant; and
- the fee is for, and to be used for, the benefit of the Property.

DATED this 25<sup>th</sup> day of March, 2020.



**SAGE VILLAS TOWNHOMES OWNERS  
ASSOCIATION, a Utah nonprofit corporation**

Sharlene Wilde  
By: Sharlene Wilde  
Its: President

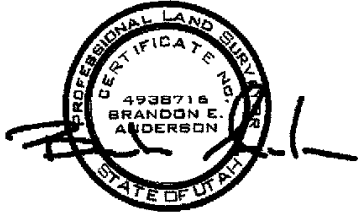
STATE OF UTAH )

: ss.

County of Washington )

On the 25 day of March, 2020, personally appeared before me Sharlene Wilde, who being by me duly sworn, did say that he/she is the President of Sage Villas Townhomes Owners Association, the authorized individual empowered to sign this Notice of Reinvestment Fee and that the Notice was signed on behalf of said Association and said person acknowledged to me that said Association authorized the execution of same.

Eric S. Jorgensen  
Notary Public



October 9, 2019



**Exhibit "A"**

**Sage Villas Phase 2**

Beginning at the southeast corner of Sage Villas Phase 1, said point on the center section line, said point being on the center section line, said point being North 00°41'25" East 366.54 feet along the center section line from the South Quarter Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 00°41'25" West 211.97 feet along the center section line to the northerly line of Fitness Way (Dedicated as Normandy Road);

thence northwesterly the following (3) courses along said Fitness Way

thence Northwest 166.13 feet along an arc of a 1,095.00 foot radius curve to the right (center bears North 28°46'49" East, long chord bears North 56°52'24" West 165.97 feet with a central angle of 08°41'34");

thence North 52°31'37" West 421.80 feet;

thence North 47.12 feet along an arc of a 30.00 foot radius curve to the right (center bears North 37°28'23" East, long chord bears North 07°31'37" West 42.43 feet with a central angle of 90°00'00") to the easterly line of Guy Lane;

thence North 37°28'23" East 60.09 feet along said easterly line of Guy Lane to the westerly corner of Sage Villas Phase 1;

thence southeasterly the following ( ) courses along the southerly line of said Sage Villas Phase 1;

thence East 23.08 feet along an arc of a 25.00 foot radius curve to the right (center bears South 15°24'45" East, long chord bears South 78°58'11" East 22.27 feet with a central angle of 52°53'08");

thence South 52°31'37" East 110.92 feet;

thence Southeast 28.80 feet along an arc of a 200.00 foot radius curve to the left (center bears North 37°28'23" East, long chord bears South 56°39'07" East 28.77 feet with a central angle of 08°15'01");

thence South 60°46'38" East 74.34 feet;

thence East 39.84 feet along an arc of a 80.00 foot radius curve to the left (center bears North 29°13'22" East, long chord bears South 75°02'34" East 39.43 feet with a central angle of 28°31'51");

thence South 89°18'29" East 74.51 feet;

thence Southeast 15.71 feet along an arc of a 10.00 foot radius curve to the right (center bears South 00°41'31" West, long chord bears South 44°18'29" East 14.14 feet with a central angle of 90°00'00");

thence South 00°41'31" West 78.57 feet;

thence South 89°18'35" East 125.00 feet to the Point of Beginning.

Containing 72,053 square feet or 1.65 acres.



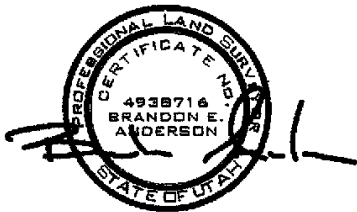
**Exhibit "A"**

**Sage Villas Phase 1**

Beginning at a point on the center section line, said point being on the center section line, said point being North 00°41'25" East 366.54 feet along the center section line from the South Quarter Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 89°18'35" West 125.00 feet;  
thence North 00°41'31" East 78.57 feet;  
thence Northwest 15.71 feet along an arc of a 10.00 foot radius curve to the left (center bears North 89°18'29" West, long chord bears North 44°18'29" West 14.14 feet with a central angle of 90°00'00");  
thence North 89°18'29" West 74.51 feet;  
thence West 39.84 feet along an arc of a 80.00 foot radius curve to the right (center bears North 00°41'31" East, long chord bears North 75°02'34" West 39.43 feet with a central angle of 28°31'51");  
thence North 60°46'38" West 74.34 feet;  
thence Northwest 28.80 feet along an arc of a 200.00 foot radius curve to the right (center bears North 29°13'22" East, long chord bears North 56°39'07" West 28.77 feet with a central angle of 08°15'01");  
thence North 52°31'37" West 110.92 feet;  
thence West 23.08 feet along an arc of a 25.00 foot radius curve to the left (center bears South 37°28'23" West, long chord bears North 78°58'11" West 22.27 feet with a central angle of 52°53'08") to the easterly line of Guy Lane;  
thence North 37°28'23" East 384.48 feet along said easterly line of Guy Lane;  
thence South 52°31'37" East 271.90 feet to said center section line;  
thence South 00°41'25" West 364.85 feet along said center section line to the Point of Beginning.

Containing 140,226 square feet or 3.22 acres.



July 17, 2019