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DOC # 20210000183

Notice Page 1 of 3
Gary Christensen Washington County Recorder
01/04/2021 12:43:07 PM Fee \$ 40.00
By PURCELL JAMES



WHEN RECORDED RETURN TO:
Warner Gateway Homeowner's Association
Shon Colarusso
3961 Pinetree Dr.
Salt Lake City, UT 84124

Recorded against the property
described in Exhibit A

**Amendment to Notice of Reinvestment Fee Covenant for
Warner Gateway Homeowners Association**

WHEREAS, on July 12, 2018 a Notice of Reinvestment Fee Covenant for Warner Gateway Homeowner's Association was recorded with the Washington County Recorder's Office as Entry NO: 20180028664 ("Notice");

WHEREAS, the Notice states in relevant part that "The reinvestment fee covenant does not apply to the initial transfer of a Lot from the Declarant to a buyer.";

WHEREAS, the Warner Gateway Homeowner's Association ("Association") desires to amend this language to add further clarity and so as to make this language consistent with the governing documents of the Association;

WHEREAS, the Notice also states that "The fee must be paid to the Association at the following address 4968 South Holiday Pines Ct., Holiday, UT 84117." ("Holiday Address");

WHEREAS, the Holiday Address is no longer the current or correct address for the Association;


NOW THEREFORE, the sentence in the Notice stating "The reinvestment fee covenant does not apply to the initial transfer of a Lot from the Declarant to a buyer", is hereby amended and replaced to state: "Notwithstanding the foregoing, no reinvestment fee shall be imposed on the transfer of a Lot from Declarant to Visionary Homes 2020, LLC, or on the transfer of a Lot from Visionary Homes 2020, LLC to Declarant."

Furthermore, the sentence in the Notice stating "The fee must be paid to the Association at the following address 4968 South Holiday Pines Ct., Holiday, UT 84117", is hereby amended and replaced to state: "The fee must be paid to the Association at the Association's current address as identified with the Utah Division of Corporations."

All other terms of the Notice that do not contradict the terms of this Amendment shall remain in full force and effect.

Dated this 23 of December, 2020

WARNER GATEWAY HOMEOWNER'S ASSOCIATION



Shon Colarusso, President

STATE OF UTAH

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COUNTY OF WASHINGTON

On this 23 day of December, 2020, personally appeared before me Shon Colarusso 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 Amendment to Notice of Reinvestment Fee Covenant for Warner Gateway Homeowner's Association was signed by him on behalf of the Association, and that he is authorized by the Association to execute this Notice.



NOTARY PUBLIC

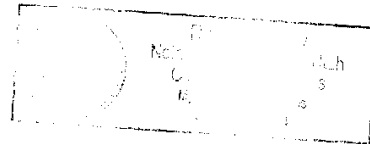


Exhibit A
Legal Description

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

ALL OF SECTION LOT 15 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 43 SOUTH RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 88°50'54" W ALONG THE SOUTH LINE OF SAID SECTION 1320.06 FEET TO THE WEST 1/16 CORNER OF SAID SECTION; THENCE N 1°05'33" E ALONG SAID WEST 1/16 LINE 1368.20 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION; THENCE S 88°07'56" E ALONG SAID SOUTHWEST 1/16 LINE 1321.37 FEET TO THE SOUTH CENTER 1/16 CORNER OF SAID SECTION; THENCE S 1°08'34" E ALONG SAID CENTER SECTION LINE 1351.32 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION THAT FALLS WITHIN THE SOUTHERN PARKWAY RIGHT OF WAY.

CONTAINS 34.84 ACRES

W-5-3-1-320