

Notice Page 1 of 3

Gary Christensen Washington County Recorder

01/20/2021 04:32:26 PM Fee \$40.00 By

BANGERTE FRAZIER GROUP

WHEN RECORDED RETURN TO:

**Azalea Townhomes Homeowners Association, Inc.**

Shama Heaps

50 E 2500 N., Suite 101

North Logan, Utah 84341

Recorded against the property  
described in Exhibit A

**Notice of Reinvestment Fee Covenant for  
Azalea Townhomes Homeowners Association Inc.**

Under Utah Code §57-1-46, Azalea Townhomes Homeowners Association Inc. ("Association") gives notice that the property in the Azalea Townhomes 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 and/or seller of a Unit in the Subdivision to pay a reinvestment fee upon the transfer of a Unit.

1. The fee must be paid the Association at the Association's current address as identified with the Utah Division of Corporations.
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.

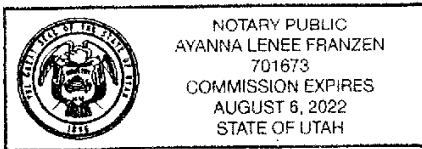
Dated this 20 day of January, 2021.

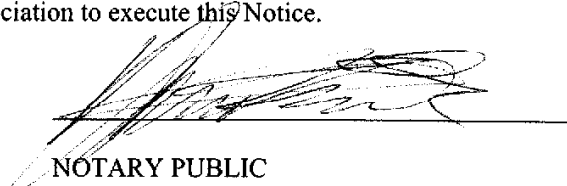
AZALEA TOWNHOMES HOMEOWNERS ASSOCIATION INC.

  
Reed Scow, President

STATE OF UTAH                     )  
  :SS  
  )  
COUNTY OF WASHINGTON

On this 20<sup>th</sup> day of January, 2021, personally appeared before me Reed Scow who being by me duly sworn, did say that he is the President of Azalea Townhomes Homeowners Association Inc., a Utah nonprofit corporation, that this Notice of Reinvestment Fee Covenant for Azalea Townhomes Homeowners Association Inc., 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**

**AZALEA TOWNHOMES**

Beginning at a point on the northerly line of Normandy Road, said point being on the center section line, said point also being North 00°41'25" East 154.57 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 00°41'25" East 214.47 feet along the section line; thence South 89°18'35" East 24.75 feet to the westerly line of Block 21, St. George and Santa Clara Bench Irrigation Survey;  
thence North 88°33'17" East 52.53 feet;  
thence North 00°41'20" East 50.24 feet;  
thence South 88°33'17" West 52.53 feet to said westerly line of Block 21;  
thence North 89°18'35" West 24.75 feet to the section line;  
thence North 00°41'25" East 631.28 feet along the section line to the southerly line of Old Highway 91;  
thence South 52°31'42" East 631.26 feet along said southerly line of Old Highway 91;  
thence South 00°39'07" West 646.96 feet to said northerly line of Normandy Road; thence Westerly 527.27 feet along an arc of a 1,095.00 foot radius curve to the right (center bears North 01°11'27" East, along chord bears North 75°00'52" West 522.19 feet with a central angle of 27°35'22") along said northerly line of Normandy road to the Point of Beginning.

Containing 397,312 square feet or 9.12 acres