

Notice Page 1 of 3

Gary Christensen Washington County Recorder
02/01/2021 03:21:09 PM Fee \$40.00 By SNOW
JENSEN & REECE

WHEN RECORDED RETURN TO:

Marsha Ball, Manager
Tava Land, LLC
5848 Tappan Falls Drive
Idaho Falls, ID 83406

Tax IDs/Serial Nos.: H-TAR-1-1, H-TAR-1-2, H-TAR-1-3, H-TAR-1-4, H-TAR-1-5, H-TAR-1-6, H-TAR-1-7, H-TAR-1-8, H-TAR-1-9, H-TAR-1-10, H-TAR-1-11, H-TAR-1-12, H-TAR-1-13, H-TAR-1-14, H-TAR-1-15, H-TAR-1-16, H-TAR-1-17, H-TAR-1-18, H-TAR-1-19, H-TAR-1-20, H-TAR-1-54, H-TAR-1-55, H-TAR-1-56, H-TAR-1-57, H-TAR-1-58, H-TAR-1-59, H-TAR-1-60, H-TAR-1-61, H-TAR-1-70, H-TAR-1-71, H-TAR-1-72, H-TAR-1-73, H-TAR-1-74, H-TAR-1-75, H-TAR-1-76, H-TAR-1-77, H-TAR-1-78, H-TAR-1-79, H-TAR-1-80, H-TAR-1-81, H-TAR-1-82, H-TAR-1-83, H-TAR-1-84, H-TAR-1-85, H-TAR-1-86, H-TAR-1-87, H-TAR-1-88, H-TAR-1-89, H-TAR-1-90, H-TAR-1-91, H-TAR-1-92, H-TAR-1-100, H-TAR-1-101, H-TAR-1-102, H-TAR-1-103, and H-TAR-1-104

REVISED NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. § 57-1-46 (2010), as amended, this instrument is a Revised Notice of Reinvestment Fee Covenant ("Revised Notice"). The Revised Notice serves as a supplement to and revised notice of a reinvestment fee covenant that was authorized and established pursuant to the recorded Declaration of Covenants, Conditions and Restrictions for Tava Homeowners' Association, Inc., a planned community development, recorded on October 24, 2019 as Document #20190044087 in the Office of the Washington County Recorder (the "Tava HOA CC&Rs") (as further authorized by that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Tava Homeowners' Association, Inc., recorded on August 31, 2020 as Document #20200046996 in the Office of the Washington County Recorder), and pursuant to which was thereafter recorded that certain Notice of Reinvestment Fee Covenant on October 25, 2019 as Document #20190044404 (the "Original Notice") in the Office of the Washington County Recorder.

The Original Notice contained a metes and bounds description of the real property that was subject to the reinvestment fee covenant, which was to be developed into Tava Resort at Sand Hollow Subdivision, Phase 1. The Revised Notice supplements and revises the Original Notice by identifying all of the platted lots within Tava Resort at Sand Hollow Subdivision, Phase 1 by lot numbers in addition to being defined by a metes and bounds description as set forth in the Original Notice.

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 by its Board of Trustees, 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.

2. The name and address of the beneficiary under the above referenced reinvestment fee covenant is Tava Homeowners' Association, Inc. (the "Association"), 3220 South Retreat Drive, Hurricane, Utah 84737. If and when the information in this numbered 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.

3. The burden of the above-referenced reinvestment fee covenant is intended to run with the land more particularly described below and to bind successors in interest and assigns.

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 54, 55, 56, 57, 58, 59, 60, 61, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 100, 101, 102, 103, and 104, TAVA RESORT AT SAND HOLLOW SUBDIVISION, PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

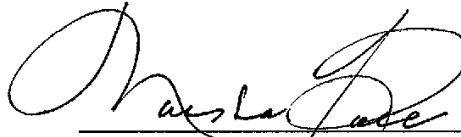
4. The duration of the above-referenced reinvestment fee covenant is perpetual.

5. The existence of the above-referenced reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.

6. The required reinvestment fee is for the benefit of the Association to pay for the following items authorized by Utah Code Ann. § 57-1-46(1)(i)(ii), as the case may be: (a) common planning, facilities, and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) charitable purposes; or (h) association expenses.

DATED this 29 day of January 2021.

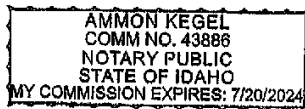
TAVA HOMEOWNERS' ASSOCIATION, INC.

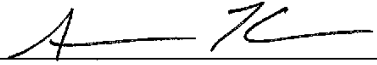


Marsha Ball, President
Board of Trustees

STATE OF IDAHO)
 ss.
County of Bonneville)

The foregoing Revised Notice of Reinvestment Fee Covenant was acknowledged before me this 29 day of January 2021 by Marsha Ball, President of the Board of Trustees of the Tava Homeowners' Association, Inc., who acknowledge to me that she executed this instrument with proper authority and for the uses and purposes stated therein.





Notary Public