



WHEN RECORDED RETURN TO:

WCWCD

533 East Waterworks Dr.

St. George, Utah 84770

Space Above This Line for Recorder's Use

Serial No. SG-5-3-3-444, SG-5-3-3-440, SG-5-2-34-3411, SG-5-2-34-3361

Impact Fee Promissory Note and Security Agreement

THIS AGREEMENT is entered this 09 day of June, 2021, between the
 Washington County Water Conservancy District, hereinafter referred to as "District", and
Pure Style Construction Inc and Traveller/Stone Cliff, LLC
 hereinafter referred to as "Owner".

WHEREAS, the District has established a water impact fee ("IMPACT FEE") which is
 required to be paid at the recording of subdivision plats; and

WHEREAS, the Owner desires to record a plat, the legal description of which is attached
 hereto and incorporated herein by this reference as Exhibit A (the "Property"); and

WHEREAS, the parties desire to reach an arrangement to allow Owner to postpone
 payment of some or all of the IMPACT FEE until after recording of the subdivision plat while
 providing for the orderly payment of fees;

NOW, THEREFORE, the District and Owner agree as follows:

1. The Owner executes this agreement to be recorded and which shall be an encumbrance
 upon each and every residential lot and any common area for which the IMPACT FEE is to be

charged.

2. The IMPACT FEE shall be paid for each residential lot upon the earlier of the following events:

- a. upon the sale of the lot by the **Owner** to a third party;
- b. upon the issuance of a building permit for construction on the lot; or
- c. three years from the date of this agreement.

3. The IMPACT FEE for common areas shall be due and payable upon the earliest of issuance of a water meter for the common area or three years from the date of this agreement.

4. If the requirement of provision 2.a., above, is not met for any lot or if provision 3 is not met, the IMPACT FEE shall be immediately due and payable in full for all lots and all common area in the subdivision.

5. The amount paid will be the amount of the applicable IMPACT FEE in effect at the time of payment.

6. This agreement will be recorded simultaneously with the recording of the final plat with the Washington County Recorder's Office. The **District** shall release each individual lot upon the payment of the IMPACT FEE for that lot as set forth above.

7. In the event the **Owner** has not paid in full the IMPACT FEES for all lots within the subdivision when due and payable as set forth above, the **District** shall have the right to foreclose the Property as if it were a trust deed, with all the rights granted by the laws of the State of Utah for foreclosure and shall also be entitled to recover all costs including but not

limited to court costs and attorney's fees.

8. The parties intend, declare and covenant that the terms, conditions, agreements and covenants set forth in this Agreement shall run with the land and shall bind, and the benefits and burdens shall inure to, the parties and their respective successors and assigns.

WASHINGTON COUNTY WATER
CONSERVANCY DISTRICT: MA

By [Signature]

OWNER: Pure Style Construction

By _____

Name:
Title:

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

On the 9 day of June, 2021, personally appeared before me
[NAME] Kayson Traveller, the [TITLE]
Owner, President of [ENTITY NAME]
Pure Style Construction, who acknowledged to me that he/she executed
the foregoing instrument on behalf of the CORPORATION/PARTNERSHIP/LLC/ENTITY, by
appropriate authority, and that the document was the act of CORPORATION/PARTNERSHIP/
LLC/ENTITY for its stated purpose.



CAROLE ANDERSON
Notary Public, State of Utah
Commission #713804
My Commission Expires On
August 28, 2024

Carole Anderson
NOTARY PUBLIC

Exhibit A

All of lot numbers 1701 through 1721, inclusive, and all common areas, in
Stone Cliff Phase 17 which is located in Section 34, Township 42
South, Range 15 West, SLB&M, Washington County, Utah, as per plat thereof recorded in the
office of the Washington County Recorder, State of Utah.

District Initials:

MA

Owner Initials:

K