

Notice Page 1 of 4

Gary Christensen Washington County Recorder
 12/14/2022 04:56:31 PM Fee \$40.00 By JENKINS
 BAGLEY SPERRY, PLLC

Recorded at the request of:

SUNRIVER ST GEORGE COMMUNITY ASSOCIATION, INC.
 PMP MANAGEMENT, LLC
 4275 S. COUNTRY CLUB DRIVE
 ST. GEORGE UT 84790

Record against the Real Property
 described in Exhibit A

**NOTICE OF REINVESTMENT FEE COVENANT
 FOR
 SUNRIVER ST. GEORGE COMMUNITY ASSOCIATION, INC.**

(Pursuant to Utah Code § 57-1-46)

BE IT KNOWN TO ALL SELLERS, BUYERS, AND TITLE COMPANIES THAT: SUNRIVER ST GEORGE COMMUNITY ASSOCIATION, INC., claims a reinvestment fee upon the transfer of a Lot within the Property that is subject to the 2021 AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUNRIVER ST. GEORGE COMMUNITY ASSOCIATION, an Aged-Restricted, Planned Unit Development, recorded as Entry Number 20210081521 in the Office of the Washington County Recorder on December 29, 2021 (the "Declaration").

This NOTICE OF REINVESTMENT FEE COVENANT FOR SUNRIVER ST GEORGE COMMUNITY ASSOCIATION, INC. ("Notice")² is recorded pursuant to Utah Code § 57-1-46 and Section 4.12 of the Declaration. The Declaration, as amended, sets forth certain obligations of which all owners, sellers, and buyers should be aware.

1. SUNRIVER ST GEORGE COMMUNITY ASSOCIATION, INC. (the "Association") is the beneficiary of the reinvestment fee covenant and the reinvestment fee shall be paid to the Association upon the transfer of a Lot and in accordance with Utah Code § 57-1-46 and Section 4.12 of the Declaration. The current address for the Association's principal office is 4275 Country Club Drive, St. George, UT 84790. The Association's registered agent is PMP Management, LLC (the Association's current community management company) which may be contacted at: (435) 773-4100; 4275 Country Club Drive, St. George, UT 84790.³

2. The burden and obligation of the reinvestment fee covenant is intended to: (i) run with all real property identified on Exhibit A; and (ii) bind all current owners, their heirs, successors and assigns of each and every Lot, including each Owner of each Lot, within the Property. The duration of the reinvestment fee covenant shall be in perpetuity unless and until the Association's members amend or terminate the reinvestment fee covenant pursuant to the amendment provisions of the Declaration.

¹ Capitalized terms in this Notice shall have the same meaning as set forth in the Declaration unless otherwise defined herein.

² This Notice amends, restates, replaces, and supersedes the previous Notice of Reinvestment Fee for Sunriver St George Community Association, Inc., recorded as Entry No. 20100017769 in the Office of the Washington County Recorder on June 1, 2010.

³ The address of the Association and its registered agent, or other authorized representative, may change from time to time as updated by the Association with the Utah Division of Corporations and Commercial Code and the Utah Department of Commerce. Any party making payment of the reinvestment fee should verify the most current address for the Association on file with these divisions/departments of the state of Utah.

3. The reinvestment fee covenant is required to, and does, benefit the burdened property as the purpose of reinvestment fee paid to the Association under the reinvestment fee covenant includes payment for: (i) common planning, facilities, and infrastructure in the Property; (ii) obligations arising from any environmental covenant; (iii) community programming; (iv) open space; (v) recreational facilities and amenities; (vi) charitable purposes; and/or (vii) Association expenses as provided for in Utah Code § 57-1-46(1)(a).

4. Pursuant to Utah Code § 57-1-46(8), payment of the reinvestment fee may not be enforced upon: (i) an involuntary transfer; (ii) a transfer that results from a court order; (iii) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity; (iv) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or (v) the transfer of burdened property by a financial institution, except to the extent that the reinvestment fee covenant requires the payment of the Association's costs directly related to the transfer of the burdened property, not to exceed \$250.

5. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property, unless otherwise provided by Utah law.

6. The Association's Board of Trustees (or governing body) has the authority to establish the amount of the reinvestment fee. Pursuant to Resolution 2022-09, beginning January 1, 2023, the reinvestment fee shall be equal to 0.5% of the sales price of the property. The Association must be contacted to provide any seller, buyer, title company, or other third party with the amount of the reinvestment fee.

IN WITNESS WHEREOF, the Association has executed this Notice on the dates indicated below, which Notice is effective upon recording with the Washington County Recorder's Office, State of Utah.

DATED this 14 day of December, 2022.

SUNRIVER ST GEORGE COMMUNITY ASSOCIATION, INC.,
A Utah nonprofit corporation

By: Steve Lindley
Its: President

STATE OF UTAH)
) : ss.
County of Washington)

On the 14 day of December, 2022, personally appeared before me Robert Behanan, who being by me duly sworn, did say that he/she is the President of SUNRIVER ST GEORGE COMMUNITY ASSOCIATION, INC., 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.



Robert Behanan
Notary Public

Exhibit A
Legal Description

All of Phases 1 through 57, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder:

<u>Phase</u>	<u>Lots</u>	<u>Tax ID Nos.</u>
1A	1-12	SG-SUR-1-1A-1-12
1B	14/15; 16-A-17-A 18-24; 25-A 27-80; 81-A 83-84; 85-A 86-87; 88-A-101-A 102-107	SG-SUR-1-1B-14/15; SG-SUR-1-1B-16-A-17-A SG-SUR-1-1B-18-24; SG-SUR-1-1B-25-A SG-SUR-1-1B-27-80; SG-SUR-1-1B-81-A SG-SUR-1-1B-83-84; SG-SUR-1-1B-85-A SG-SUR-1-1B-86-87; SG-SUR-1-1B-88-A-101-A SG-SUR-1-1B-102-107
1C	252-293; 295-296	SG-SUR-1-1C-252-293; SG-SUR-1-1C-295-296
1D	194-251	SG-SUR-1-1D-194-251
1E	108-146	SG-SUR-1-1E-108-146
2A	147-193	SG-SUR-2A-147-193
2B	442-449	SG-SUR-2B-442-449
3A	297-367; 368-A; 370-371	SG-SUR-3A-297-367; SG-SUR-3A-368-A; SG-SUR-3A-370-371
3B	372-441	SG-SUR-3B-372-441
4	450-497; 808-828	SG-SUR-4-450-497; SG-SUR-4-808-828
5A	498-513	SG-SUR-5A-498-513
5B	514-562	SG-SUR-5B-514-562
6	563-609	SG-SUR-6-563-609
7	610-650	SG-SUR-7-610-650
8	651-695	SG-SUR-8-651-695
9	696-739	SG-SUR-9-696-739
10	740-807	SG-SUR-10-740-807
11	829-875	SG-SUR-11-829-875
12	876-929	SG-SUR-12-876-929
13	1129-1155; 1157-1165 1167-1172; 1186-1188 1209-1211; 1226-1227 1232, 1235-1245	SG-SUR-13-1129-1155; SG-SUR-13-1157-1165 SG-SUR-13-1167-1172; SG-SUR-13-1186-1188 SG-SUR-13-1209-1211; SG-SUR-13-1226-1227 SG-SUR-13-1232; SG-SUR-13-1235-1245
14	1110-1128; 1166 1173-1185; 1189-1208 1212-1225; 1228-1231 1233-1234	SG-SUR-14-1110-1128; SG-SUR-14-1166 SG-SUR-14-1173-1185; SG-SUR-14-1189-1208 SG-SUR-14-1212-1225; SG-SUR-14-1228-1231 SG-SUR-14-1233-1234
15	930-1013	SG-SUR-15-930-1013
16	1014-1109; 1019-B; 1913	SG-SUR-16-1014-1109; SG-SUR-16-1019-B; SG-SUR-16-1913
17A	1251-1285	SG-SUR-17A-1251-1285
17B	1286-1313	SG-SUR-17B-1286-1313
18	1314-1346	SG-SUR-18-1314-1346
19	1896-1912; 2035	SG-SUR-19-1896-1912; SG-SUR-19-2035

20	1396-1437	SG-SUR-20-1396-1437
21	1347-1395	SG-SUR-21-1347-1395
22	1516-1519; 1520-A; 1520-C; 1521-1530; 1531-A; 1532-1555	SG-SUR-22-1516-1519; SG-SUR-22-1520-A; SG-SUR-22-1520-C; SG-SUR-22-1521-1530; SG-SUR-22-1531-A; SG-SUR-22-1532-1555
23	1556-1586	SG-SUR-23-1556-1586
24	1587-1627	SG-SUR-24-1587-1627
25	A; 1667-1687	SG-SUR-25-A; SG-SUR-25-1667-1687
26	1628-1666	SG-SUR-26-1628-1666
27	1246-1250	SG-SUR-27-1246-1250
28	1438-1479	SG-SUR-28-1438-1479
29	1726-1741	SG-SUR-29-1726-1741
30	A; 1480-1515; 1711-1725	SG-SUR-30-A; SG-SUR-30-1480-1515 SG-SUR-30-1711-1725
31	1742-1787	SG-SUR-31-1742-1787
32	1862-1895	SG-SUR-32-1862-1895
33	1788-1808	SG-SUR-33-1788-1808
34	1809-1826	SG-SUR-34-1809-1826
35	A; 1688-1708	SG-SUR-35-A; SG-SUR-35-1688-1708
36	1827-1861	SG-SUR-36-1827-1861
37	1914-1920 1935-1941	SG-SUR-37-1914-1920 SG-SUR-37-1935-1941
38	1921-1934	SG-SUR-38-1921-1934
39	1942-1952	SG-SUR-39-1942-1952;
40	1953-1961; 1984-1993	SG-SUR-40-1953-1961; SG-SUR-40-1984-1993
41	A; 1962-1983	SG-SUR-41-A; SG-SUR-41-1962-1983
42	1994-2015	SG-SUR-42-1994-2015
43A	2016-2020	SG-SUR-43A-2016-2020
43B	2021-2034	SG-SUR-43B-2021-2034
44	A; 2036-2058	SG-SUR-44-A; SG-SUR-44-2036-2058
45	A; 2059-2082	SG-SUR-45-A; SG-SUR-45-2059-2082
46	A; 2083-2108	SG-SUR-46-A; SG-SUR-46-2083-2108
47	A; 2109-2128	SG-SUR-47-A; SG-SUR-47-2109-2128
48	2295-2322	SG-SUR-48-2295-2322
49	2129-2149	SG-SUR-49-2129-2149
50	2150-2171	SG-SUR-50-2150-2171
51	A; 2172-2193	SG-SUR-51-A; SG-SUR-51-2172-2193
52	2194-2209	SG-SUR-52-2194-2209
53	2210-2220	SG-SUR-53-2210-2220
54	2221-2236	SG-SUR-54-2221-2236
55	2237-2253	SG-SUR-55-2237-2253
56	A; 2254-2274	SG-SUR-56-A; SG-SUR-56-2254-2274
57	A; 2275-2294	SG-SUR-57-A; SG-SUR-57-2275-2294