

Notice Page 1 of 4

Gary Christensen Washington County Recorder
02/13/2023 11:35:21 AM Fee \$40.00 By SMITH
KNOWLES PC**NOTICE OF REINVESTMENT FEE COVENANT**

(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant ("Notice") that satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the "Reinvestment Fee Covenant") that was duly approved in the Amended and Restated Declaration of Covenants, and Restrictions for the Hurricane Views Subdivision, recorded as Entry No. 20230003833 in the Washington County Recorder's Office against the Property.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES THAT:

The name and address of the beneficiary under the above referenced Notice is Hurricane Views Homeowners' Association, Inc. ("Association"), c/o Golden Spike Realty, 2609 North Main Street, Sunset, Utah 84015. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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.


2. The burden of the above referenced Reinvestment Fee Covenant is intended to run with the Property, described in **Exhibit "A"**, and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such Reinvestment Fee Covenant, as provided in the Association's governing documents.

3. As of the date of this Reinvestment Fee Covenant, a one-time reinvestment fee shall be paid to the Association when a change in ownership or transfer of a Unit occurs in the amount of one-half of one percent (0.005) of the gross sales price or fair market value of the Unit, unless a different amount is established by Board of Directors from time to time. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the administration, maintenance, and operations of the Association's Common Areas and facilities, and Association expenses.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date indicated below.

DATED this 13th day of February 2023.

HURRICANE VIEWS, LLC


Burt R. Willie
Attorney and Authorized Agent for
Hurricane Views, LLC

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

Burt R. Willie, being first duly sworn, says that he is the attorney and authorized agent for Hurricane Views, LLC and is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.



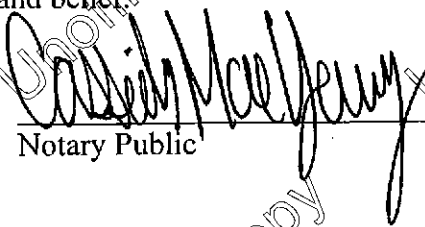

Cassidy Mae Young
Notary Public

EXHIBIT "A"

Legal Description

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 WEST, SALT LAKE BASE AND MERIDIAN, WHICH POINT LIES N89°43'30"W 1896.99 FEET ALONG THE SECTION LINE FROM THE SOUTH ¼ CORNER OF SECTION 33; THENCE N89°43'30"W 702.72 FEET CONTINUING ALONG SAID SECTION LINE (SAID SECTION LINE IS ALSO THE NORTH LINE OF ZION VISTA SUBDIVISION) TO A POINT ON A 379.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 110.39 FEET ALONG THE ARC OF AID CURVE THROUGH A CENTRAL ANGLE OF 16°41'16", THE CHORD BEARS N67°57'57"W 110.00 FEET (THE RADIUS POINT BEARS N13°41'25"E) TO A POINT ON A 20.000 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 34.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°17'51", THE CHORD BEARS N70°43'45E 30.48 FEET (THE RADIUS POINT BEARS N30°22'41"E); THENCE N21°04'50"E 83.39 FEET; THENCE N27°55'24"E 100.72 FEET; THENCE N21°04'50"E 30.24 FEET; THENCE NORTHEASTERLY 73.09 FEET ALONG THE ARC OF A 226.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°31'44", THE CHORD BEARS N30°20'42"E 72.77 FEET; THENCE N39°36'34"E 10.47 FEET; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N05°23'26"W 21.21 FEET; THENCE N39°36'34"E 137.90 FEET; THENCE S50°23'26"E 306.28 FEET; THENCE S86°00'16"E 182.86 FEET; THENCE S00°00'00"E 68.84 FEET; THENCE S89°58'39"E 140.30 FEET; THENCE S00°08'04"E 170.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.80 ACRES.

| Phase | Lot | Property Address | Tax ID |
|-------|-----|------------------|--------------|
| 1 | 1 | 2145 W 380 S | H-HVUE-A-1B |
| 1 | 2 | 2153 W 380 S | H-HVUE-A-2A |
| 1 | 3 | 2159 W 380 S | H-HVUE-A-3A |
| 1 | 4 | 2165 W 380 S | H-HVUE-A-4A |
| 1 | 5 | 2169 W 380 S | H-HVUE-A-5B |
| 1 | 6 | 2127 W 380 S | H-HVUE-A-6B |
| 1 | 7 | 2123 W 380 S | H-HVUE-A-7A |
| 1 | 8 | 2117 W 380 S | H-HVUE-A-8A |
| 1 | 9 | 2113 W 380 S | H-HVUE-A-9A |
| 1 | 10 | 2105 W 380 S | H-HVUE-A-10B |
| 1 | 11 | 2101 W 380 S | H-HVUE-A-11B |
| 1 | 12 | 2095 W 380 S | H-HVUE-A-12A |
| 1 | 13 | 2089 W 380 S | H-HVUE-A-13A |
| 1 | 14 | 2083 W 380 S | H-HVUE-A-14A |
| 1 | 15 | 2075 W 380 S | H-HVUE-A-15B |
| 1 | 16 | 2065 W 380 S | H-HVUE-A-16B |
| 1 | 17 | 2057 W 380 S | H-HVUE-A-17A |
| 1 | 18 | 2051 W 380 S | H-HVUE-A-18A |
| 1 | 19 | 2043 W 380 S | H-HVUE-A-19B |
| 1 | 20 | 2031 W 380 S | H-HVUE-A-20B |
| 1 | 21 | 2027 W 380 S | H-HVUE-A-21A |
| 1 | 22 | 2023 W 380 S | H-HVUE-A-22A |
| 1 | 23 | 2017 W 380 S | H-HVUE-A-23B |
| 1 | 24 | 2026 W 380 S | H-HVUE-A-24B |
| 1 | 25 | 2038 W 380 S | H-HVUE-A-25A |
| 1 | 26 | 2046 W 380 S | H-HVUE-A-26A |
| 1 | 27 | 2054 W 380 S | H-HVUE-A-27A |
| 1 | 28 | 2062 W 380 S | H-HVUE-A-28A |
| 1 | 29 | 2070 W 380 S | H-HVUE-A-29B |
| 1 | 30 | 2118 W 380 S | H-HVUE-A-30C |
| 1 | 31 | 2130 W 380 S | H-HVUE-A-31C |
| 1 | 32 | 2142 W 380 S | H-HVUE-A-32C |
| 1 | 33 | 2152 W 380 S | H-HVUE-A-33C |
| 1 | 34 | 2166 W 380 S | H-HVUE-A-34C |
| 1 | 35 | 2178 W 380 S | H-HVUE-A-35C |
| 1 | 36 | 2182 W 380 S | H-HVUE-A-36C |