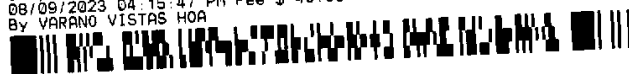


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DOC # 20230023930

Notice Page 1 of 4
Gary Christensen Washington County Recorder
08/09/2023 04:15:47 PM Fee \$ 40.00
By VARANO VISTAS HOA



WHEN RECORDED RETURN TO:
Varano Vistas Homeowners Association
c/o Community Association Management
PO Box 3333; St. George, UT 84770
435-674-2002
disclosure@hoaliving.com

Space Above for Recorder's Use Only

Phases: Varano Vistas at Divario Phase 1, Varano Vistas at Divario Phase 2, Varano Vistas at Divario Phase 3
All future Phases, Lots and/or Units

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Varano Vistas is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact the Registered Agent or Primary Contact listed on the Utah Homeowner Associations Registry. At time of recording: **Community Association Management; PO Box 3333; St. George, UT 84770.** The phone number is **435-674-2002.** The email address is **disclosure@hoaliving.com.**

This notice affects the parcels referenced above and any subsequent parcels added to the community via appropriate expansion documentation.

ADDITIONALLY, please note that the Buyer or Seller of a Lot or Unit at Varano Vistas shall be required to pay to the Varano Vistas Homeowners Association at the time of closing or settlement of the sale of his or her Lot or Unit a Reinvestment Fee in a sum to be determined by the governing board.

This is not a large master planned development. The amount of the Reinvestment Fee may not exceed .5% of the value of the Lot or Unit at the time of closing unless the Lot or Unit is part of a large master planned development and shall comply with the requirements of Utah Code Ann., Section 57-1-46(5) (2010) as amended or supplemented.

The name of the association of owners responsible for the collection and management of the Reinvestment Fee is the Varano Vistas Homeowners Association (the "Association") and the address at the time of recording is c/o **Community Association Management; PO Box 3333; St. George, UT 84770.** The phone number is **435-674-2002.** The email address is **disclosure@hoaliving.com.**

The Reinvestment Fee Covenant is intended to run with the Land and to bind successors in interest and assigns thereof.

The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Land or any Lot.

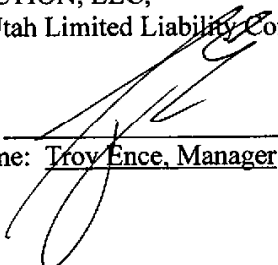
The duration of the Reinvestment Fee Covenant is ongoing until amended or supplemented.

The purpose of the Reinvestment Fee is limited to one or more of the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; or association expenses (including, but not limited to, administrative set-up fees).

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the burdened property.

IN WITNESS WHEREOF, the undersigned has executed this notice the 26th day of June, 2023.

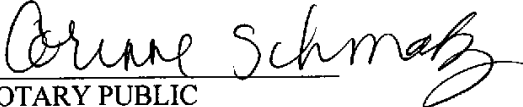
FACTION, LLC,
A Utah Limited Liability Company

By: 
Name: Troy Ence, Manager

ACKNOWLEDGMENT

STATE OF UTAH)
)ss:
COUNTY OF Washington)

On the 26th day of June, 2023 personally appeared before me Troy Ence, who by me being duly sworn, did say that he is the Manager of Faction, LLC a Utah Limited Liability Company, the Declarant of the Arancio Point Homeowners Association and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Directors, and said Troy Ence duly acknowledged to me that said Association authorized the same.


NOTARY PUBLIC

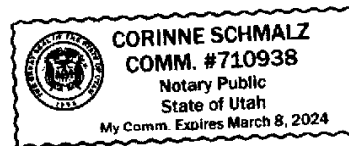


EXHIBIT A

LEGAL DESCRIPTION

Phase 1 Lots: per the Official Plat of Varano Vistas at Divario, Phase 1, said Lots being: SG-VAR-1 through SG-VAR-43, inclusive.

Legal Description

BEGINNING AT A POINT BEING SOUTH 88°32'37" EAST 1,852.28 FEET ALONG THE SECTION LINE AND NORTH 993.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 1,000.56 FEET ALONG AN ARC OF A 661.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 27°24'14" EAST, LONG CHORD SEARS NORTH 19°13'53" WEST 907.74 FEET WITH A CENTRAL ANGLE OF 86°43'46"); THENCE NORTH 24°08'00" EAST 424.72 FEET TO THE SOUTHERLY LINE OF SENTIERI CANYON AT DIVARIO AMENDED & EXTENDED; THENCE SOUTH 65°52'01" EAST 66.00 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 24°08'00" WEST 119.30 FEET; THENCE SOUTH 65°52'00" EAST 183.27 FEET; THENCE NORTH 62°47'45" EAST 155.25 FEET; THENCE SOUTH 27°12'15" EAST 145.00 FEET; THENCE SOUTH 62°47'45" WEST 11.19 FEET; THENCE SOUTH 50°57'41" EAST 301.13 FEET; THENCE SOUTH 38°48'32" WEST 16.30 FEET; THENCE SOUTH 51°11'28" EAST 100.00 FEET; THENCE SOUTH 38°48'32" WEST 128.00 FEET; THENCE NORTH 51°11'28" WEST 12.88 FEET; THENCE SOUTH 38°48'32" WEST 102.00 FEET; THENCE NORTH 51°11'28" WEST 6.12 FEET; THENCE SOUTH 38°48'32" WEST 98.00 FEET; THENCE SOUTH 51°11'28" EAST 19.00 FEET; THENCE SOUTH 38°48'32" WEST 337.42 FEET; THENCE SOUTH 23°16'31" WEST 45.00 FEET; THENCE NORTHWEST 34.59 FEET ALONG AN ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER SEARS NORTH 23°16'31" EAST, LONG CHORD SEARS NORTH 64°39'38" WEST 34.58 FEET WITH A CENTRAL ANGLE OF 04°07'43"); THENCE SOUTH 27°24'14" WEST 181.00 FEET TO THE POINT OF BEGINNING.

Phase 2 Lots: per the Official Plat of Varano Vistas at Divario, Phase 2, said Lots being: SG-VAR-2-44 through SG-VAR-2-85, inclusive.

BEGINNING AT A POINT BEING SOUTH 88°32'37" EAST 2,277.39 FEET ALONG THE SECTION LINE AND NORTH 852.95 FEET FROM THE SOUTH CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 71°27'05" WEST 139.15 FEET TO THE EASTERLY LINE OF CECITA CREST AT DIVARIO PHASE 1; THENCE WESTERLY THE FOLLOWING (3) COURSES ALONG THE NORTHERLY LINE OF SAID CECITA CREST AT DIVARIO PHASE 1 THENCE NORTH 18°32'55" EAST 66.00 FEET; THENCE NORTH 71°27'05" WEST 210.00 FEET THENCE NORTHWEST 91.96 FEET ALONG AN ARC OF A 595.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 18°32'55" EAST, LONG CHORD BEARS NORTH 67°01'25" WEST 91.87 FEET WITH A CENTRAL ANGLE OF 08°51'19") TO THE EASTERLY LINE OF VARANO VISTA AT DIVARIO PHASE 1; THENCE NORTHEASTERLY THE FOLLOWING (10) COURSES ALONG THE SOUTHEASTERLY LINE OF SAID VARANO VISTA AT DIVARIO PHASE 1; THENCE NORTH 27°24'14" EAST 115.00 FEET; THENCE SOUTHEAST 34.59 FEET ALONG AN ARC OF A 480.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 27°24'14" EAST, LONG CHORD BEARS SOUTH 64°39'38" EAST 34.58 FEET WITH A CENTRAL ANGLE OF 04°07'43"); THENCE NORTH 23°16'31" EAST 45.00 FEET; THENCE NORTH 38°48'32" EAST 337.42 FEET; THENCE NORTH 51°11'28" WEST 19.00 FEET; THENCE NORTH 38°48'32" EAST 98.00 FEET; THENCE SOUTH 51°11'28" EAST 6.12 FEET; THENCE NORTH 38°48'32" EAST 102.00 FEET; THENCE SOUTH 51°11'28" EAST 12.88 FEET; THENCE NORTH 38°48'32" EAST 128.00 FEET; THENCE SOUTH 51°11'28" EAST 635.00 FEET; THENCE SOUTH 38°48'32" WEST 14.12 FEET; THENCE SOUTH 51°11'28" EAST 100.00 FEET; THENCE SOUTH 38°48'32" WEST 145.98 FEET;

THENCE SOUTH 71°11'38" WEST 603.25 FEET; THENCE SOUTH 18°32'55" WEST 81.00 FEET TO THE POINT OF BEGINNING.

Phase 3 Lots: per the Official Plat of Varano Vistas at Divario, Phase 3, said Lots being: SG-VAR-3-86 through SG-VAR-3-138, inclusive.

BEGINNING AT A POINT ON THE NORTHEASTERLY CORNER OF VARANO VISTA AT DIVARIO PHASE 1 , SAID POINT BEING NORTH 88°32'37" WEST 219.60 FEET ALONG THE SECTION LINE AND NORTH 1,712.77 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTHWESTERLY THE FOLLOWING (5) COURSES ALONG THE NORTHEASTERLY LINE OF SAID VARANO VISTA AT DIVARIO PHASE 1 THENCE NORTH 51°11'28" WEST 100.00 FEET; THENCE NORTH 38°48'32" EAST 16.30 FEET; THENCE NORTH 50°57'41" WEST 301.13 FEET; THENCE NORTH 62°47'45" EAST 11.19 FEET; THENCE NORTH 27°12'15" WEST 145.00 FEET; THENCE NORTH 62°47'45" EAST 344.80 FEET; THENCE SOUTH 84°21'02" EAST 66.38 FEET; THENCE SOUTH 51°11'28" EAST 997.52 FEET; THENCE SOUTH 06°11'28" EAST 100.12 FEET; THENCE SOUTH 38°48'32" WEST 381.32 FEET TO THE NORTHEASTERLY CORNER OF VARANO VISTA AT DIVARIO PHASE 2; THENCE NORTHWESTERLY THE FOLLOWING (3) COURSES ALONG THE NORTHEASTERLY LINE OF SAID VARANO VISTA AT DIVARIO PHASE 2 THENCE NORTH 51°11'28" WEST 100.00 FEET; THENCE NORTH 38°48'32" EAST 14.12 FEET; THENCE NORTH 51°11'28" WEST 635.00 FEET TO THE POINT OF BEGINNING. CONTAINING 511,823 SQUARE FEET OR 11.75 ACRES.

All future phases, lots and/or units.