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WHEN RECORDED RETURN TO:  
Sand Ridge Homeowners Association  
c/o Community Association Management  
PO Box 3333; St. George, UT 84770  
435-674-2002  
[disclosure@hoaliving.com](mailto:disclosure@hoaliving.com)

**DOC # 20230023932**

Notice Page 1 of 5  
Gary Christensen Washington County Recorder  
08/09/2023 04:18:35 PM Fee \$ 40.00  
By SAND RIDGE HOA



Space Above for Recorder's Use Only

Phases: Sand Ridge Phase 1, Sand Ridge Phase 2, Sand Ridge Phase 3, Sand Ridge Phase 4, Sand Ridge Phase 5  
All future Phases, Lots and/or Units

### **NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT**

Each Lot or Unit in Sand Ridge 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](mailto: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 Sand Ridge shall be required to pay to the Sand Ridge 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 Sand Ridge 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](mailto: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 26<sup>th</sup> day of June, 2023.

FACTION, LLC,  
A Utah Limited Liability Company

By: [Signature]  
Name: Troy Ence, Manager

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 )ss:  
COUNTY OF Washington

On the 26 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 Sand Ridge 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.

[Signature]  
NOTARY PUBLIC

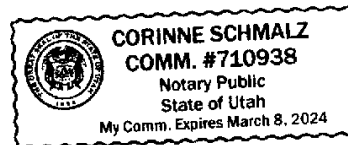


EXHIBIT A  
LEGAL DESCRIPTION

Phase 1 Lots: per the Official Plat of Sand Ridge Subdivision, Phase 1, said Lots being:  
SG-SDR-1-1 through SG-SDR-1-22, inclusive.

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE WHITE SANDS - PHASE 5 SUBDIVISION AND THE NORTHEASTERLY BOUNDARY CORNER OF THE SAGE CANYON - PHASE 8 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°43'03" EAST ALONG THE SECTION LINE, A DISTANCE OF 1421.970 FEET AND SOUTH 01°16'57" WEST 434.229 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID WHITE SANDS - PHASE 5 SUBDIVISION, THE FOLLOWING (2) TWO COURSES: (1) NORTH 64°37'55" EAST 136.562 FEET; AND (2) NORTH 25°22'05" WEST 9.500 FEET; THENCE NORTH 64°37'55" EAST 959.052 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 2509.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°15'04", A DISTANCE OF 10.997 FEET; THENCE SOUTH 25°07'01" EAST 164.500 FEET; THENCE SOUTH 27°35'51" EAST 45.043 FEET; THENCE SOUTH 24°51'19" EAST 104.279 FEET; THENCE SOUTH 64°39'49" WEST 101.709 FEET; THENCE SOUTH 65°56'13" WEST 50.013 FEET; THENCE SOUTH 64°38'19" WEST 955.000 FEET TO A POINT ON THE EXTENSION OF THE EASTERLY BOUNDARY OF SAID SAGE CANYON - PHASE 8 SUBDIVISION; THENCE NORTH 25°22'05" WEST ALONG SAID EASTERLY SUBDIVISION BOUNDARY AND LINE EXTENDED, A DISTANCE OF 302.997 FEET TO THE POINT OF BEGINNING.

Phase 2 Lots: per the Official Plat of Sand Ridge Subdivision, Phase 2, said Lots being:  
SG-SDR-2-23 through SG-SDR-2-44, inclusive.

BEGINNING AT A POINT AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE SAND RIDGE - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°43'03" WEST ALONG THE SECTION LINE, A DISTANCE OF 92.202 FEET AND SOUTH 01°16'57" WEST 209.791 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE SOUTH 24°51'19" EAST 104.279 FEET; THENCE SOUTH 25°39'11" EAST 45.004 FEET; THENCE SOUTH 25°22'05" EAST 107.522 FEET; THENCE SOUTH 64°39'22" WEST 101.000 FEET; THENCE SOUTH 25°22'05" EAST 5.638 FEET; THENCE SOUTH 64°37'55" WEST 50.000 FEET; THENCE SOUTH 64°37'55" WEST 106.600 FEET; THENCE SOUTH 03°46'53" EAST 75.800 FEET; THENCE SOUTH 73°03'53" WEST 62.387 FEET; THENCE SOUTH 71°28'04" WEST 90.710 FEET; THENCE SOUTH 70°55'04" WEST 90.294 FEET; THENCE SOUTH 69°55'33" WEST 89.770 FEET; THENCE SOUTH 68°54'55" WEST 89.496 FEET; THENCE SOUTH 68°04'12" WEST 89.334 FEET; THENCE SOUTH 70°36'53" WEST 89.655 FEET; THENCE SOUTH 69°44'11" WEST 90.771 FEET; THENCE SOUTH 63°08'15" WEST 106.636 FEET; THENCE SOUTH 64°37'55" WEST 25.000 FEET TO THE EASTERLY BOUNDARY OF THE SAGE CANYON - PHASE 10 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 25°22'05" WEST ALONG SAID EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF THE SAGE CANYON - PHASE 9 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 269.394 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF SAID SAND RIDGE

- PHASE 1 SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) THREE COURSES: (1) NORTH 64°38'19" EAST 955.000 FEET; (2) NORTH 65°56'13" EAST 50.013 FEET; AND (3) NORTH 64°39'49" EAST 101.709 FEET TO THE POINT OF BEGINNING.

Phase 3 Lots: per the Official Plat of Sand Ridge Subdivision, Phase 3, said Lots being: SG-SDR-3-94 through SG-SDR-3-106, inclusive.

BEGINNING AT THE NORTHEAST CORNER OF SAND RIDGE - PHASE 1 SUBDIVISION, RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING NORTH 88°43'03" WEST ALONG THE SECTION LINE, A DISTANCE OF 233,036 FEET AND NORTH 01°16'57" EAST 70.610 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 88°43'03" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 33), SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 25°07'01" EAST AND RUNNING THENCE ALONG THE ARC OF A 2509.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°57'35", A DISTANCE OF 436.223 FEET; THENCE NORTH 74°50'34" EAST 28.052 FEET; THENCE SOUTH 15°09'26" EAST 187.000 FEET; THENCE SOUTH 74°50'34" WEST 21269 FEET; THENCE SOUTH 15°09'26" EAST 256.000 FEET; THENCE SOUTH 74°50'34" WEST 26.604 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 2002.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°41'00", A DISTANCE OF 338.432 FEET TO THE EASTERLY BOUNDARY SAND RIDGE - PHASE 2 SUBDIVISION, RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY SUBDIVISION BOUNDARY AND THE EASTERLY BOUNDARY OF SAID SAND RIDGE - PHASE 1 SUBDIVISION, THE FOLLOWING (4) FOUR COURSES: (1) NORTH 25°39'11" WEST 22.504 FEET; (2) NORTH 24°51'19" WEST 208.558 FEET; (3) NORTH 27°35'51" WEST 45.043 FEET; AND (4) NORTH 25°07'7'01" WEST 164.500 FEET TO THE POINT OF BEGINNING.

Phase 4 Lots: per the Official Plat of Sand Ridge Subdivision, Phase 4, said Lots being: SG-SDR-4-45 through SG-SDR-4-71, inclusive.

BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE SAND RIDGE - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°42'48" EAST ALONG THE SECTION LINE, A DISTANCE OF 22.384 FEET AND SOUTH 01°17'12" WEST 439.625 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE SOUTH 24°43'00" EAST 87.963 FEET; THENCE SOUTH 31°39'40" EAST 103.696 FEET; THENCE NORTH 86°02'05" EAST 97.426 FEET; THENCE SOUTH 05°06'21" EAST 100.342 FEET; THENCE SOUTH 29°27'52" EAST 49.552 FEET; THENCE SOUTH 04°18'48" EAST 135.223 FEET; THENCE SOUTH 83°46'56" WEST 85.448 FEET; THENCE SOUTH 82°29'19" WEST 97.197 FEET; THENCE SOUTH 75°26'48" WEST 50.055 FEET; THENCE SOUTH 78°08'40" WEST 100.000 FEET; THENCE SOUTH 77°47'55" WEST 88.002 FEET; THENCE SOUTH 77°13'47" WEST 88.011 FEET; THENCE SOUTH 76°27'46" WEST 87.096 FEET; THENCE SOUTH 75°07'28" WEST 86.236 FEET; THENCE SOUTH 74°03'31" WEST 86.211 FEET; THENCE SOUTH 73°00'00" WEST 86.273 FEET; THENCE SOUTH 71°52'40" WEST 86.417 FEET; THENCE SOUTH 68°34'24" WEST 86.457 FEET; THENCE SOUTH 67°41'14" WEST 98.790 FEET; THENCE SOUTH 64°37'55" WEST 25.000 FEET TO THE EASTERLY BOUNDARY OF THE SAGE CANYON - PHASE 11 SUBDIVISION, AS RECORDED AND

ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 25°22'05" WEST ALONG SAID SUBDIVISION BOUNDARY AND THE EASTERLY BOUNDARY OF THE SAGE CANYON - PHASE 10 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 272.872 FEET TO THE SOUTHWEST CORNER OF SAID SAND RIDGE - PHASE 2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (15) FIFTEEN COURSES: (1) NORTH 64°37'55" EAST 25.000 FEET; (2) NORTH 63°08'15" EAST 106.636 FEET; (3) NORTH 69°44'11" EAST 90.771 FEET; (4) NORTH 70°36'53" EAST 89.655 FEET; (5) NORTH 68°04'12" EAST 89.334 FEET; (6) NORTH 68°54'55" EAST 89.496 FEET; (7) NORTH 69°55'33" EAST 89.770 FEET; (8) NORTH 70°55'04" EAST 90.294 FEET; (9) NORTH 71°28'04" EAST 90.710 FEET; (10) NORTH 73°03'53" EAST 62.387 FEET; (11) NORTH 03°46'53" WEST 75.800 FEET; (12) NORTH 64°37'55" EAST 106.600 FEET; (13) NORTH 64°37'55" EAST 50.000 FEET; (14) NORTH 25°22'05" WEST 5.638 FEET; AND (15) NORTH 64°39'22" EAST 101.000 FEET TO THE POINT OF BEGINNING. CONTAINS 387,700 SQ. FT., (8.900 ACRES)

Phase 5 Lots: per the Official Plat of Sand Ridge Subdivision, Phase 5, said Lots being: SG-SDR-5-72 through SG-SDR-5-93, inclusive.

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE SAND RIDGE - PHASE 4 SUBDIVISION, AND THE NORTHWESTERLY BOUNDARY CORNER OF THE SAGE CANYON - PHASE 16 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°42'48" EAST ALONG THE SECTION LINE, A DISTANCE OF 179.352 FEET AND SOUTH 01°17'12" WEST 884.824 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID SAGE CANYON - PHASE 16 SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 08°47'32" EAST 106.765 FEET; (2) SOUTH 12°14'37" EAST 45.083 FEET; (3) SOUTH 08°45'21" EAST 120.000 FEET; AND (4) SOUTH 08°43'50" EAST 19.024 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARKWAY AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 08°43'50" EAST); THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A 4150.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°35'03", A DISTANCE OF 983.924 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER THE SAGE CANYON - PHASE 11 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) NORTH 22°18'54" WEST 19.702 FEET; AND (2) NORTH 25°22'05" WEST 276.081 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF SAID SAND RIDGE - PHASE 4 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (13) THIRTEEN COURSES: (1) NORTH 64°37'55" EAST 25.000 FEET; (2) NORTH 67°41'14" EAST 98.790 FEET; (3) NORTH 68°34'24" EAST 86.457 FEET; (4) NORTH 71°52'40" EAST 86.417 FEET; (5) NORTH 73°00'00" EAST 86.273 FEET; (6) NORTH 74°03'31" EAST 86.211 FEET; (7) NORTH 75°07'28" EAST 86.236 FEET; (8) NORTH 76°27'46" EAST 87.096 FEET; (9) NORTH 77°13'47" EAST 88.011 FEET; (10) NORTH 77°47'55" EAST 88.002 FEET; (11) NORTH 78°08'40" EAST 100.000 FEET; (12) NORTH 75°26'48" EAST 50.055 FEET; AND (13) NORTH 82°29'19" EAST 97.197 FEET TO THE POINT OF BEGINNING. CONTAINS 301,084 SQ. FT., (6.912 ACRES)