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DOC # 20230023934

Notice Page 1 of 6  
Gary Christensen Washington County Recorder  
08/09/2023 04:21:00 PM Fee \$ 40.00  
By SUGAR PLUM HOA



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

Space Above for Recorder's Use Only

Phases: Sugar Plum In The Fields Phase 1, Sugar Plum In The Fields Phase 2, Sugar Plum In The Fields Phase 3, Sugar Plum In The Fields Phase 4, Sugar Plum In The Fields Phase 5, Sugar Plum In The Fields Phase 6  
All future Phases, Lots and/or Units

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

Each Lot or Unit in Sugar Plum 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 Sugar Plum shall be required to pay to the Sugar Plum 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 Sugar Plum 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, 20 23.

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, 20 23 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 Sugar Plum 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

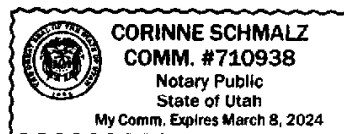


EXHIBIT A  
LEGAL DESCRIPTION

Phase 1 Lots: per the Official Plat of Sugar Plum in the Fields Subdivision, Phase 1, said Lots being: W-SUG-1-1 through W-SUG-1-12, inclusive; and W-SUG-1-20 through W-SUG-1-35, inclusive; and W-SUG-1-190 through W-SUG-1-198, inclusive; and W-SUG-1-202, inclusive.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 89°23'42"E 942.00 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE S 0°36'18"W 170.00 FEET; THENCE S 89°23'42"E 12.44 FEET; THENCE S 0°36'18"W 300.00 FEET; THENCE N 89°23'42" W 18.30 FEET; THENCE S 0°36'18" W 100.00 FEET; THENCE N 89°23'42" W 780.00 FEET; THENCE N 0°59'39" E 9.86 FEET; THENCE N 89°00'21" W 160.00 FEET TO THE WEST LINE OF SAID SECTION; THENCE N 0°59'39"E 559.07 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Phase 2 Lots: per the Official Plat of Sugar Plum in the Fields Subdivision, Phase 2, said Lots being: W-SUG-2-13 through W-SUG-2-19, inclusive; and W-SUG-2-36 through W-SUG-2-41, inclusive; and W-SUG-2-170 through W-SUG-2-189, inclusive; and W-SUG-2-199 through W-SUG-2-201, inclusive; and W-SUG-2-203 through W-SUG-2-205, inclusive.

BEGINNING ALONG THE NORTH SECTION LINE S 89°23'42"E 942.00 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE S 89°23'42"E 303.72 FEET; THENCE S 14°06'49" E 87.64 FEET; THENCE S 0°36'18" W 85.24 FEET TO A POINT ON A 50.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT WITH A RADIUS WHICH BEARS S 40°49'20" W; THENCE ALONG THE ARC OF SAID CURVE 68.00 FEET THROUGH A CENTRAL ANGLE 77°55'21" TO A POINT ON A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 10.97 FEET THROUGH A CENTRAL ANGLE OF 12°33'55"; THENCE N 75°53'11" E 32.45 FEET; THENCE S 14°06'49" E 61.25 FEET TO A POINT ON THE WEST LINE OF SECTIONAL LOT 3, OF SAID SECTION 1; THENCE S 1°02'54" W 476.55 FEET ALONG SAID LINE; THENCE N 62°14'47" W 73.11 FEET; THENCE S 49°04'38" W 183.94 FEET TO A POINT ON A 125.00 FOOT NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS S 49°04'38" W; THENCE 46.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°12'30" TO A POINT ON A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.46 FEET THROUGH A CENTRAL ANGLE OF 90°06'56"; THENCE S 27°45'13" W 82.51 FEET; THENCE N 62°14'47" W 136.40 FEET; THENCE N 75°28'16" W 123.10 FEET; THENCE N 89°23'42" W 570.00 FEET; THENCE S 0°59'39" W 10.47 FEET; THENCE N 89°00'21" W 210.00 FEET TO THE WEST LINE OF SAID SECTION 1; THENCE N 0°59'39" E 270.00 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SUGAR PLUM IN THE FIELDS PHASE 1 AS RECORDED ON THE OFFICE OF THE RECORDERS, WASHINGTON COUNTY, STATE OF UTAH AND CONTINUING ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES; (1) THENCE S 89°00'21" E 160.00 FEET; (2) THENCE S 0°59'39" W 9.86 FEET; (3) THENCE S 89°23'42" E 780.00 FEET; (4) THENCE N 0°36'18" E 100.00 FEET; (5) THENCE S 89°23'42" E 18.30 FEET; (6) THENCE N 0°36'18" E 300.00 FEET; (7) THENCE N 89°23'42" W 12.44 FEET; (8) THENCE N 0°36'18" E 170.00 FEET TO THE POINT OF BEGINNING.

Phase 3 Lots: per the Official Plat of Sugar Plum in the Fields Subdivision, Phase 3, said Lots being: W-SUG-3-127 through W-SUG-3-130, inclusive; and W-SUG-3-132 through W-SUG-3-142, inclusive; and W-SUG-3-146 through W-SUG-3-159, inclusive; and W-SUG-3-162 through W-SUG-3-169, inclusive; and W-SUG-3-206, inclusive.

BEGINNING ALONG THE WEST SECTION LINE S 0°59'39" W 829.07 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 2 AS RECORDED AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH AND RUNNING ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES; (1) THENCE S 89°00'21" E 210.00 FEET; (2) THENCE N 0°59'39" E 10.47 FEET; (3) THENCE S 89°23'42" E 570.00 FEET; (4) THENCE S 75°28'16" E 123.10 FEET; THENCE S 27°45'13" W 152.38 FEET TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS S 24°40'32" W; THENCE ALONG THE ARC OF SAID CURVE 32.91 FEET THROUGH A CENTRAL ANGLE OF 10°46'35"; THENCE S 13°53'57" W 97.93 FEET; THENCE N 89°23'42" W 19.31 FEET; THENCE S 10°06'47" W 153.83 FEET TO A POINT ON A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS S 10°06'47" W; THENCE ALONG THE ARC OF SAID CURVE 20.74 FEET; THENCE N 89°23'42" W 59.45 FEET; THENCE S 0°36'18" W 59.83 FEET; THENCE S 40°08'14" W 52.08 FEET; THENCE S 19°42'38" W 126.23 FEET; THENCE S 27°45'13" W 50.00 FEET; THENCE S 25°09'37" W 94.80 FEET; THENCE N 89°23'42" W 419.89 FEET; THENCE N 0°59'39" E 292.22 FEET TO A POINT OF A 575.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 224.11 FEET THROUGH A CENTRAL ANGLE OF 22°19'54" TO A POINT OF A 225.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 70.21 FEET THROUGH A CENTRAL ANGLE OF 17°52'46" TO A POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 33.11 FEET THROUGH A CENTRAL ANGLE OF 94°50'29"; THENCE N 89°23'42" W 67.94 FEET TO A POINT OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 20.98 FEET THROUGH A CENTRAL ANGLE OF 3°12'21"; THENCE N 86°11'21" W 50.40 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1; THENCE N 0°59'39" E 137.55 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Phase 4 Lots: per the Official Plat of Sugar Plum in the Fields Subdivision, Phase 4, said Lots being: W-SUG-4-42 through W-SUG-4-64, inclusive; and W-SUG-4-95 through W-SUG-4-96, inclusive; and W-SUG-4-109 through W-SUG-4-110, inclusive; and W-SUG-4-113; and W-SUG-4-131; and W-SUG-4-143 through W-SUG-4-145, inclusive; and W-SUG-4-160 through W-SUG-4-161, inclusive.

BEGINNING S 89°23'42" E 1324.93 FEET ALONG THE NORTH SECTION LINE TO THE NORTHEAST CORNER OF SECTIONAL LOT 3 AND S 1°02'54" W 769.47 FEET ALONG THE EAST LINE OF SAID LOT SAID LINE ALSO BEING THE EAST BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 2 AS RECORDED IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH TO THE SOUTHEAST CORNER OF LOT 40 OF SAID SUBDIVISION AND RUNNING; THENCE S 1°02'54" W 797.54 FEET CONTINUING ALONG THE EAST LINE OF SAID SECTIONAL LOT 3; THENCE N 88°57'06" W 120.00 FEET; THENCE S 1°02'54" W 35.17 FEET; THENCE N 88°57'06" W 170.00 FEET; THENCE S 1°02'54" W 38.99 FEET; THENCE N 88°57'06" W 120.98 FEET TO A POINT ON A 375.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT WITH A RADIUS WHICH BEARS S 86°54'54" W; THENCE ALONG THE ARC OF SAID CURVE 27.05 FEET THROUGH A CENTRAL ANGLE OF 4°08'00"; THENCE S 1°02'54" W 9.90 FEET; THENCE N 89°23'42" W 165.55 FEET; THENCE S 27°45'13" W 43.52 FEET; THENCE N 62°14'47" W 150.00 FEET; THENCE N 27°45'13" E 33.19 FEET; THENCE N

62°14'47" W 100.00 FEET TO THE SOUTHEAST BOUNDARY CORNER OF SUGAR PLUM IN THE FIELDS PHASE 3 AS RECORDED IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH AND CONTINUING ALONG THE EAST BOUNDARY OF SAID SUBDIVISION THE FOLLOWING 12 COURSES; (1) N 25°09'37" E 94.80 FEET; (2) THENCE N 27°45'13" E 50.00 FEET; (3) THENCE N 19°42'38" E 126.23 FEET; (4) THENCE N 40°08'14" E 52.08 FEET; (5) THENCE N 0°36'18" E 59.83 FEET; (6) THENCE S 89°23'42" E 59.45 FEET TO A POINT OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT; (7) THENCE 20.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°30'29"; (8) THENCE N 10°06'47" E 153.83 FEET; (9) THENCE S 89°23'42" E 19.31 FEET; (10) THENCE N 13°53'57" E 97.93 FEET TO A POINT ON A 175.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT WHICH RADIUS BEARS S 13°53'57" W; (11) THENCE ALONG THE ARC OF SAID CURVE 32.91 FEET THROUGH A CENTRAL ANGLE OF 10°46'35"; (12) THENCE N 27°45'13" E 152.38 FEET TO A POINT ON THE SOUTH BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 2 AS RECORDED IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH AND CONTINUING ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING 6 COURSES; (1) THENCE S 62°14'47" E 136.40 FEET; (2) THENCE N 27°45'13" E 82.51 FEET TO A POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; (3) THENCE 31.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'56" TO A POINT OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT; (4) THENCE ALONG THE ARC OF SAID CURVE 46.27 FEET THROUGH A CENTRAL ANGLE OF 21°12'30"; (5) THENCE N 49°04'38" E 183.94 FEET; (6) THENCE S 62°14'47" E 73.11 FEET TO THE POINT OF BEGINNING.

Phase 5 Lots: per the Official Plat of Sugar Plum in the Fields Subdivision, Phase 5, said Lots being: W-SUG-5-65 through W-SUG-5-77, inclusive; and W-SUG-5-85 through W-SUG-5-94, inclusive; and W-SUG-5-97 through W-SUG-5-103, inclusive; and W-SUG-5-106 through W-SUG-5-108, inclusive.

BEGINNING S 89°23'42" E 1324.93 FEET ALONG THE NORTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, TO THE NORTHEAST CORNER OF SECTIONAL LOT 3 OF SAID SECTION 1, AND S 1°02'54" W 1567.01 FEET ALONG THE EAST LINE OF SAID LOT LINE. ALSO BEING THE EAST BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 2 & PHASE 4, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER WASHINGTON COUNTY, STATE OF UTAH, TO THE SOUTHEAST CORNER OF LOT 64 OF SAID SUGAR PLUM IN THE FIELDS PHASE 4 SUBDIVISION. FROM THE NORTHWEST CORNER OF SAID SECTION 1, AND RUNNING THENCE S 1°02'54" W 727.93 FEET; THENCE N 89°23'42" W 594.82 FEET; THENCE N 0°36'18" E 135.00 FEET. THENCE N 89°23'42" \N 11.10 FEET; THENCE N 0°36'18" E 135.00 FEET; THENCE N 89°23'42" W 26.99 FEET; THENCE N 0°36'18" E 110.00 FEET; THENCE N 89°23'42" W 35.29 FEET; THENCE N 0°36'18" 50.00 FEET; THENCE N 27°45'13" E 213.52 FEET, TO THE SOUTHWEST CORNER OF LOT 109 OF SAID SUGAR PLUM IN THE FIELDS PHASE 4 SUBDIVISION: THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING EIGHT (8) COURSES, (1) THENCE S 89°23'42" E 165.55 FEET, (2) THENCE N 1°02'54" E 9.90 FEET, TO THE POINT OF A 375.00 FOOT RADIUS CURVE TO THE LEFT, (3) THENCE ALONG THE ARC OF SAID CURVE 27.05 FEET THROUGH A CENTRAL ANGLE OF 4°08'00", (4) THENCE S 88°57'06" E 120.98 FEET, (5) THENCE N 1°02'54" E 38.99 FEET, (6) THENCE S 88°57'06" E 170.00 FEET, (7) THENCE N 1°02'54" E 35.17 FEET, (8) THENCE S 88°57'06" E 120.00 FEET, TO THE POINT OF BEGINNING.

Phase 6 Lots: per the Official Plat of Sugar Plum in the Fields Subdivision, Phase 6, said Lots being: W-SUG-6-78 through W-SUG-6-84, inclusive; and W-SUG-6-104 through W-SUG-6-105, inclusive; and W-SUG-6-111 through W-SUG-6-112, inclusive; and W-SUG-6-114 through W-SUG-6-126, inclusive; and W-SUG-6-218 through W-SUG-6-222, inclusive.

BEGINNING AT A POINT BEING S 0°59'39" W 1825.50 FEET ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHWEST CORNER OF SAID SECTION 1, POINT BEING ON A 803.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 70°02'50" W. AND RUNNING THENCE ALONG THE ARC OF SAID CURVE 49.94 FEET THROUGH A CENTRAL ANGLE OF 3°33'49"; THENCE N 77°08'05" E 138.62 FEET; THENCE N 12°51'55" W 167.23 FEET, TO THE POINT OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 90.71 FEET THROUGH A CENTRAL ANGLE OF 13°51'34"; THENCE N 0°59'37" E 17.01 FEET, TO THE SOUTHWEST CORNER OF SUGAR PLUM IN THE FIELDS PHASE 3 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 89°23'42" E 419.89 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF SUGAR PLUM IN THE FIELDS PHASE 4 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, (1) S 62°14'47" E 100.00 FEET, (2) THENCE S 27°45'13" W 33.19 FEET, (3) THENCE S 62°14'47" E 150.00 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 5 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING EIGHT (8) COURSES, (1) S 27°45'13" W 170.00 FEET, (2) THENCE S 0°36'18" W 50.00 FEET, (3) THENCE S 89°23'42" E 35.29 FEET, (4) THENCE S 0°36'18" W 110.00 FEET, (5) THENCE S 89°23'42" E 26.99 FEET, (6) THENCE S 0°36'18" W 135.00 FEET, (7) THENCE S 89°23'42" E 11.10 FEET, (8) THENCE S 0°36'18" W 135.00 FEET; THENCE N 89°23'42" W 727.93 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 1; THENCE N 0°59'37" E 469.44 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

All future Phases, including the Lots thereof, as annexed or expanded to Sugar Plum in the Fields Subdivision, in accordance with the provisions of the Declaration thereof, as cited.