

Recorded at the request of:  
Rainbow Canyon Homeowners Association ("Association")

**Record against the Property  
described in Exhibit A**

After Recording mail to:  
JENKINS BAGLEY SPERRY, PLLC  
Attn: Bruce C. Jenkins  
285 W. Tabernacle, Ste 301  
St. George, UT 84770

**DOC # 20230029458**

Notice Page 1 of 4  
Gary Christensen Washington County Recorder  
09/29/2023 03:40:32 PM Fee \$ 40.00  
By JENKINS, BAGLEY SPEERY PLLC



**NOTICE OF REINVESTMENT FEE  
FOR  
RAINBOW CANYON HOMEOWNERS ASSOCIATION**

**KNOW ALL PERSONS:**

- The current address of the Association is on file with the Utah Homeowner Associations Registry which can be located at <https://secure.utah.gov/hoa/index.html>;
- the Corrected Fourth Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Rainbow Canyon governing the Association, as amended from time to time, contains a Reinvestment Fee Covenant (the "Covenant");
- the Property subject to the Covenant is described in Exhibit A;
- the Covenant runs with the land in perpetuity and is binding upon all current owners, their heirs, successors, and assigns;
- the existence of the Covenant prohibits the imposition of an additional Reinvestment Fee Covenant, unless otherwise provided by Utah law;
- the purpose for which the fee may be used includes: (i) common planning, facilities, and infrastructure; (ii) obligations arising from an environmental covenant; (iii) community programming; (iv) recreational facilities and amenities; and/or (v) Association expenses as provided for in Utah Code § 57-1-46(1)(a);
- the Association must be contacted for the amount of the fee;
- the fee is to be paid at the closing of property subject to the Covenant; and
- the fee is for, and to be used for, the benefit of the Property.

[SIGNATURES ON FOLLOWING PAGE]

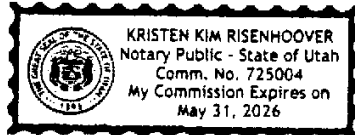
DATED this 18<sup>th</sup> day of September, 2023.

**RAINBOW CANYON HOMEOWNERS ASSOCIATION,**  
a Utah nonprofit Corporation

*Linda Gingras*  
By: Linda Gingras  
Its: President

STATE OF UTAH )  
 ) : ss.  
COUNTY OF WASHINGTON )

On the 18 day of September, 2023, personally appeared before me Linda Gingras, who being by me duly sworn, did say that she is the President of the Rainbow Canyon Homeowners Association, a Utah nonprofit corporation, 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.




  
Notary Public

Exhibit A  
(Legal Description)

This Notice of Reinvestment Fee for Rainbow Canyon Homeowners Association affects the following real property, all located in Washington County, State of Utah:

All of Lots 1 through 12, Lots 23 through 34, Lots 44 through 51, Lots 61 through 69, Lots 79 through 94, and Lots 106 through 121, together with all Common Area, Shadow Canyon 1 FKA Leisure Time Est 1 (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SCAN-1-1 through H-SCAN-1-12  
PARCEL: H-SCAN-1-23 through H-SCAN-1-34  
PARCEL: H-SCAN-1-44 through H-SCAN-1-51  
PARCEL: H-SCAN-1-61 through H-SCAN-1-69  
PARCEL: H-SCAN-1-79 through H-SCAN-1-94  
PARCEL: H-SCAN-1-106 through H-SCAN-1-121

All of Lots 13 through 20 and Lots 35 through 42, together with all Common Area, Shadow Canyon 2A (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SCAN-2-A-13 through H-SCAN-2-A-20  
PARCEL: H-SCAN-2-A-35 through H-SCAN-2-A-42

All of Lots 52 through 59 and Lots 70 through 77, together with all Common Area, Shadow Canyon 2B (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SCAN-2-B-52 through H-SCAN-2-B-59  
PARCEL: H-SCAN-2-B-70 through H-SCAN-2-B-77

All of Lots 95 through 103 and Lots 122 through 130, together with all Common Area, Shadow Canyon 2C (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SCAN-2-C-95 through H-SCAN-2-C-103  
PARCEL: H-SCAN-2-C-122 through H-SCAN-2-C-130

All of Lot 21, Lot 43, Lot 60, Lot 78, Lot 104, and Lots 131 through 146, together with all Common Area, Shadow Canyon 2D (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SCAN-2-D-21  
PARCEL: H-SCAN-2-D-43  
PARCEL: H-SCAN-2-D-60  
PARCEL: H-SCAN-2-D-78  
PARCEL: H-SCAN-2-D-104  
PARCEL: H-SCAN-2-D-131 through H-SCAN-2-D-146

All of Lots 1 through 10 and Lots 21 through 30, together with all Common Area, Shadow Canyon 3A (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SCAN-3-A-1 through H-SCAN-3-A-10  
PARCEL: H-SCAN-3-A-21 through H-SCAN-3-A-30

All of Lots 11 through 20, Lots 31 through 39, and Lots 84 through 86, together with all Common Area, Shadow Canyon 3B (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SCAN-3-B-11 through H-SCAN-3-B-20  
PARCEL: H-SCAN-3-B-31 through H-SCAN-3-B-39  
PARCEL: H-SCAN-3-B-84 through H-SCAN-3-B-86