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Gary Christensen Washington County Recorder  
02/02/2024 04:06:48 PM Fee \$40.00 By MILLER  
HARRISON LLC

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## **NOTICE OF REINVESTMENT FEE COVENANT**

(Pelican Hills Owners Association)

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Pursuant to Utah Code § 57-1-46(6), Pelican Hills Owners Association ("Association") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "Burdened Property"), attached hereto, which is subject to the Declaration of Condominium for Pelican Hills Condominiums recorded in the office of the Washington County Recorder, and any amendments or supplements thereto (the "Declaration").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee is required to pay a reinvestment fee, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Pelican Hills Condominiums** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Pelican Hills Owners Association  
c/o Community Association Management  
20 N. Main St., Suite 100  
St. George, UT 84770  
435-674-2002

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual unless otherwise amended.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. For the amount of the Reinvestment Fee owed, please contact the Association.

**IN WITNESS WHEREOF**, Pelican Hills Owners Association has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Washington County Recorder.

*[SIGNATURE ON FOLLOWING PAGE]*

DATED this 1 day of February, 2024.

**Pelican Hills Owners Association**  
a Utah Non-Profit Corporation

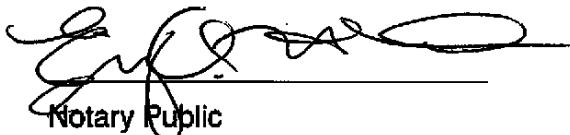
Michael ClaspeII

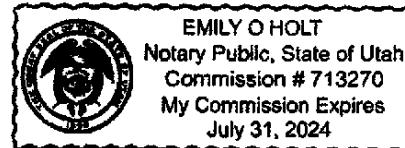
By: Michael ClaspeII  
Its: President

STATE OF UTAH )  
                  ) ss.

COUNTY OF Washington )

On the 1 day of February, 2024, personally appeared before me  
Michael ClaspeII who by me being duly sworn, did say that she/he  
is an authorized representative of Pelican Hills Owners Association and that the foregoing  
instrument is signed on behalf of said entity and executed with all necessary authority.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A****Legal Description and Parcel Numbers**

All of Units 1011 through 1014, Units 1025 through 1028, Units 1111 through 1114, Units 1125 through 1128, Units 1211 through 1214, Units 1225 through 1228, Units 2611 through 2614, Units 2625 through 2628, Units 2711 through 2713, Units 2724 through 2726, Units 2811 through 2813 and Units 2824 through 2826, together with all Common Areas, Pelican Hills Condominiums Phase 1, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

**(44) Parcel Numbers:**     **SG-PHC-1-10-1011 through SG-PHC-1-10-1014**  
                                 **SG-PHC-1-10-1025 through SG-PHC-1-10-1028**  
                                 **SG-PHC-1-11-1111 through SG-PHC-1-11-1114**  
                                 **SG-PHC-1-11-1125 through SG-PHC-1-11-1128**  
                                 **SG-PHC-1-12-1211 through SG-PHC-1-12-1214**  
                                 **SG-PHC-1-12-1225 through SG-PHC-1-12-1228**  
                                 **SG-PHC-1-26-2611 through SG-PHC-1-26-2614**  
                                 **SG-PHC-1-26-2625 through SG-PHC-1-26-2628**  
                                 **SG-PHC-1-27-2711 through SG-PHC-1-27-2713**  
                                 **SG-PHC-1-27-2724 through SG-PHC-1-27-2726**  
                                 **SG-PHC-1-28-2811 through SG-PHC-1-28-2813**  
                                 **SG-PHC-1-28-2824 through SG-PHC-1-28-2826**

All of Units 1311 through 1314, Units 1325 through 1328, Units 1411 through 1414, Units 1425 through 1428, Units 1511 through 1514, Units 1525 through 1528, together with all Common Areas, Pelican Hills Condominiums Phase 2, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

**(24) Parcel Numbers:**     **SG-PHC-2-13-1311 through SG-PHC-2-13-1314**  
                                 **SG-PHC-2-13-1325 through SG-PHC-2-13-1328**  
                                 **SG-PHC-2-14-1411 through SG-PHC-2-14-1414**  
                                 **SG-PHC-2-14-1425 through SG-PHC-2-14-1428**  
                                 **SG-PHC-2-15-1511 through SG-PHC-2-15-1514**  
                                 **SG-PHC-2-15-1525 through SG-PHC-2-15-1528**

All of Units 2111 through 2113, Units 2124 through 2126, Units 2211 through 2213, Units 2224 through 2226, Units 2311 through 2314, Units 2325 through 2328, Units 2411 through 2414, Units 2425 through 2428 together with all Common Areas, Pelican Hills Condominiums Phase 3, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

**(28) Parcel Numbers:**     **SG-PHC-3-21-2111 through SG-PHC-3-21-2113**  
                                   **SG-PHC-3-21-2124 through SG-PHC-3-21-2126**  
                                   **SG-PHC-3-22-2211 through SG-PHC-3-22-2213**  
                                   **SG-PHC-3-22-2224 through SG-PHC-3-22-2226**  
                                   **SG-PHC-3-23-2311 through SG-PHC-3-23-2314**  
                                   **SG-PHC-3-23-2325 through SG-PHC-3-23-2328**  
                                   **SG-PHC-3-24-2411 through SG-PHC-3-24-2414**  
                                   **SG-PHC-3-24-2425 through SG-PHC-3-24-2428**

**(96 Total Parcels)**