

Notice Page 1 of 10

Gary Christensen Washington County Recorder

09/13/2024 02:42:55 PM Fee \$52.00 By

BANGERter FRAZIER GROUP, PC

**WHEN RECORDED RETURN TO:**

The Villas at Sun River St. George Owners Association, Inc.  
912 W 1600 S, Suite A-200  
St. George, Utah 84770

Recorded against the property  
described in Exhibit A

**Notice of Reinvestment Fee Covenant for  
The Villas at Sun River St. George Owners Association, Inc.**

Under Utah Code §57-1-46, The Villas at Sun River St. George Owners Association, Inc. ("Association") gives notice that the property in the development known as The Villas at Sun River St. George, located in Washington County, Utah, and more particularly described in Exhibit A ("Subdivision"), is subject to a reinvestment fee covenant. The reinvestment fee covenant obligates a buyer and/or seller of a Lot/Unit in the Subdivision to pay a reinvestment fee upon the transfer of a Lot/Unit.

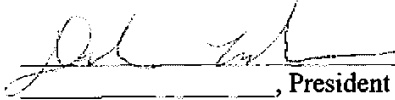
1. The fee must be paid the Association at the Association's current address as identified with the Utah Division of Corporations.
2. The amount of the fee is 0.25% of the value of the Lot/Unit at the time of closing, or a lesser amount as may be established by the Association's Board of Directors from time to time.
3. The fee is required to benefit the property in the Subdivision.
4. The purpose of the fee is to enable the Association to pay for the items identified in Utah Code §57-1-46(1)(i)(ii)(A)-(H), as may be amended or supplemented from time to time.

The reinvestment fee covenant is intended to perpetually run with the land and to bind all successors in interest and assigns. The reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the property in the Subdivision.

*[Signature on the following page.]*

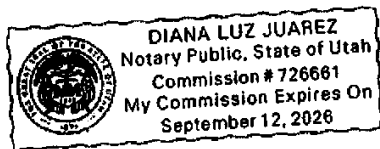
Dated this 5<sup>th</sup> day of September, 2024.

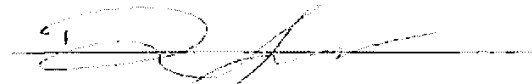
THE VILLAS AT SUN RIVER ST. GEORGE OWNERS ASSOCIATION, INC.

  
\_\_\_\_\_, President

STATE OF UTAH                     )  
  :SS  
COUNTY OF WASHINGTON        )

On this 5<sup>th</sup> day of September, 2024, personally appeared before me  
Polan Madsen who being by me duly sworn, did say that he is the President of The Villas  
at Sun River St. George Owners Association, Inc., a Utah nonprofit corporation, that this Notice  
of Reinvestment Fee Covenant for The Villas at Sun River St. George Owners Association, Inc.,  
was signed by him on behalf of the Association, and that he is authorized by the Association to  
execute this Notice.



  
NOTARY PUBLIC

**Exhibit A**  
**Legal Description**

Beginning at the most easterly corner of Sun River St. George Phase 30, said point being the southerly corner of Sun River St. George Phase 25, said point also being North 01°13'39" East 351.59 feet along the extension of the section line and East 3,318.41 feet from the Southwest Corner of Section 23, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

Thence northerly the following (5) courses along said easterly line of Phase 25 and to and along the easterly line of Sun River St. George Phase 26;

thence northerly 607.54 feet along an arc of a 661.00 foot radius curve to the left (center bears North 52°37'04" West, long chord bears North 11°03'05" East 586.38 feet with a central angle of 52°39'43");

thence North 15°16'46" West 340.32 feet;

thence northerly 1,067.49 feet along an arc of a 1,967.00 foot radius curve to the right (center bears North 74°43'14" East, long chord bears North 00°16'03" East 1,054.43 feet with a central angle of 31°05'39");

thence North 15°48'52" East 136.04 feet;

thence northeasterly 60.63 feet along an arc of a 40.00 foot radius curve to the right (center bears South 74°11'08" East, long chord bears North 59°14'19" East 54.99 feet with a central angle of 86°50'55") to the easterly line of Sun River Parkway as defined by the UDOT Atkinville Interchange Right-of-Way (Project: HPP-LC53(33));

thence Southeasterly and Southwesterly the following (7) courses along the southerly line of said Sun River Parkway and to and along the on ramp for Interstate 15 as defined by the UDOT Atkinville Interchange Right-of-Way (Project: HPP-LC53(33))

thence South 21°35'02" West 40.10 feet;

thence southeasterly 103.00 feet along an arc of a 670.00 foot radius curve to the right (center bears South 21°35'02" West, long chord bears South 64°00'43" East 102.90 feet with a central angle of 08°48'29");

thence South 59°36'29" East 383.16 feet;

thence South 59°36'29" East 411.83 feet;

thence South 57°08'20" East 615.49 feet;

thence South 22°41'53" East 57.93 feet;

thence South 15°51'16" West 594.31 feet to the westerly line of Interstate 15;

thence South 28°34'00" West 1,193.91 feet along said westerly line of Interstate 15;

thence North 61°27'16" West 777.94 feet to the Southeasterly line of said Sun River St. George Phase 30;

thence North 29°09'24" East 3.74 feet along the Southeasterly line of said Sun River St. George Phase 30 to the Point of Beginning.

Containing 2,262,991 square feet or 51.95 acres.

All of Phases 1 through 16, including any and all Common Area, as shown on the Official Plats, according to the official records of the Washington County Recorder:

|              |   |
|--------------|---|
| SG-VISR-1-1  | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 1  |
| SG-VISR-1-2  | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 2  |
| SG-VISR-1-3  | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 3  |
| SG-VISR-1-4  | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 4  |
| SG-VISR-1-5  | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 5  |
| SG-VISR-1-6  | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 6  |
| SG-VISR-1-7  | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 7  |
| SG-VISR-1-8  | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 8  |
| SG-VISR-1-9  | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 9  |
| SG-VISR-1-10 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 10 |
| SG-VISR-1-11 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 11 |
| SG-VISR-1-13 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 13 |
| SG-VISR-1-14 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 14 |
| SG-VISR-1-15 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 15 |
| SG-VISR-1-16 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 16 |
| SG-VISR-1-17 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 17 |
| SG-VISR-1-18 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 18 |
| SG-VISR-1-19 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 19 |
| SG-VISR-1-20 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 20 |
| SG-VISR-1-21 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 21 |
| SG-VISR-1-22 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 22 |
| SG-VISR-1-23 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 23 |
| SG-VISR-1-24 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 24 |
| SG-VISR-1-25 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 25 |
| SG-VISR-1-26 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 26 |
| SG-VISR-2-27 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 27 |
| SG-VISR-2-28 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 28 |
| SG-VISR-2-29 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 29 |
| SG-VISR-2-30 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 30 |
| SG-VISR-2-31 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 31 |
| SG-VISR-2-32 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 32 |
| SG-VISR-2-33 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 33 |
| SG-VISR-2-34 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 34 |
| SG-VISR-2-35 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 35 |
| SG-VISR-2-36 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 36 |
| SG-VISR-2-37 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 37 |
| SG-VISR-2-38 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 38 |
| SG-VISR-2-39 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 39 |
| SG-VISR-2-40 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 40 |
| SG-VISR-2-41 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 41 |
| SG-VISR-2-42 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 42 |
| SG-VISR-2-43 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 43 |
| SG-VISR-2-44 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 44 |
| SG-VISR-3-45 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 (SG) Lot: 45 |
| SG-VISR-3-46 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 (SG) Lot: 46 |
| SG-VISR-3-47 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 (SG) Lot: 47 |
| SG-VISR-3-48 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 (SG) Lot: 48 |
| SG-VISR-3-49 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 (SG) Lot: 49 |



[illegible]









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|----------------|---|
| SG-VISR-15-313 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 313 |
| SG-VISR-15-314 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 314 |
| SG-VISR-15-315 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 315 |
| SG-VISR-15-316 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 316 |
| SG-VISR-15-317 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 317 |
| SG-VISR-15-318 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 318 |
| SG-VISR-15-319 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 319 |
| SG-VISR-15-320 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 320 |
| SG-VISR-15-321 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 321 |
| SG-VISR-15-322 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 322 |

|                |   |
|----------------|---|
| SG-VISR-16-323 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 323 |
| SG-VISR-16-324 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 324 |
| SG-VISR-16-325 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 325 |
| SG-VISR-16-326 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 326 |
| SG-VISR-16-327 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 327 |
| SG-VISR-16-328 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 328 |
| SG-VISR-16-329 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 329 |
| SG-VISR-16-330 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 330 |
| SG-VISR-16-331 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 331 |
| SG-VISR-16-332 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 332 |
| SG-VISR-16-333 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 333 |
| SG-VISR-16-334 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 334 |
| SG-VISR-16-335 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 335 |
| SG-VISR-16-336 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 336 |
| SG-VISR-16-337 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 337 |
| SG-VISR-16-338 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 338 |
| SG-VISR-16-339 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 339 |
| SG-VISR-16-340 | Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 340 |

SG-VISR-12-246-PT-A Subdivision: VILLAS AT SUN RIVER ST GEORGE 12 PARTIAL AMENDMENT A  
(SG) Lot: 246