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DOC # 20240031347

Notice Page 1 of 3
Gary Christensen Washington County Recorder
10/03/2024 04:34:26 PM Fee \$ 40.00
By JENKINS & BAGLEY



Recorded at the request of:
Bella Vista at Stone Mountain Owners 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

**AMENDED NOTICE OF REINVESTMENT FEE
FOR
BELLA VISTA AT STONE MOUNTAIN OWNERS ASSOCIATION**

KNOW ALL PERSONS:

- This Amended Notice of Reinvestment Fee amends and restates in its entirety and substitutes for the Notice of Reinvestment Fee for Bella Vista at Stone Mountain Phase I Subdivision, recorded with the Washington County Recorder on June 2, 2010, as Document No. 20100017942
- 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 Amended and Restated Declaration of Protective Covenants 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.

24-09-23 OUT 4 Amd Ntc Reinvest Fee (v1) BVSM CSU 3886.003 hb.docx

IN WITNESS WHEREOF, Declarant executed this Amended Notice of Reinvestment Fee on the 30 day SEPT, 2024.

DECLARANT:
VPE DEVELOPMENT INC.



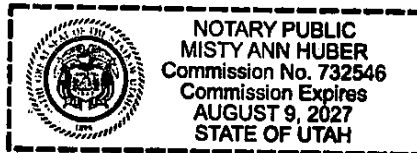
By: Dean Bowden
Its: Pres.

STATE OF UTAH)

:ss.

COUNTY OF Salt Lake)

On this 30 day of September, 2024, personally appeared before me Dean Bowden, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he is the President of VPE Development Inc. a Utah corporation, and that he executed the foregoing Amended Notice of Reinvestment Fee on behalf said Company being authorized and empowered to do so by the Bylaws of said Company or resolution of its directors, and he acknowledged before me that such Company executed the same for the uses and purposes stated therein.


Notary Public

Amended Notice of Reinvestment
Fee Bella Vista at Stone Mountain
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Exhibit A
(Legal Description)

This Amended Notice of Reinvestment Fee Bella Vista at Stone Mountain Owners Association affects the following real property, all located in Washington County, State of Utah:

All of Lots 1 through 26, Lots 27-A through 28-A, and Lots 29 through 35, together with all Common Area, Bella Vista at Stone Mountain 1 Amd (W), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: W-BVMT-1-1 through W-BVMT-1-26
PARCEL: W-BVMT-1-27-A through W-BVMT-1-28-A
PARCEL: W-BVMT-1-29 through W-BVMT-1-35

All of Lots 36 through 55, together with all Common Area, Bella Vista at Stone Mountain 2 (W), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: W-BVMT-2-36 through W-BVMT-2-55

All of Lots 56 through 80, together with all Common Area, Bella Vista at Stone Mountain 3 (W), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: W-BVMT-3-56 through W-BVMT-3-80