

Notice Page 1 of 3

Gary Christensen Washington County Recorder  
08/29/2025 09:29:54 AM Fee \$148.00 By MILLER  
HARRISON LLC

WHEN RECORDED RETURN TO:  
Sienna Heights at Sienna Hills Owners Association  
c/o Community Association Management  
PO Box 3333; St. George, UT 84770  
435-627-1776  
[disclosure@hoaliving.com](mailto:disclosure@hoaliving.com)

Space Above for Recorder's Use Only

Parcel #'s:  
W-SIEH-1 through W-SIEH-64  
All future Phases, Lots and/or Units

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

Each Lot or Unit in Sienna Heights at Sienna Hills is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **Community Association Management**; PO Box 3333; St. George, UT 84770. The phone number is **435-627-1776**. 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 Sienna Heights at Sienna Hills shall be required to pay to the Sienna Heights at Sienna Hills Owners 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 shall be in an amount equal to fifteen percent (15%) of the annual assessment per Lot for that year or in such other amount as the Board may specify which may be a flat rate from year to year approximating fifteen percent (15%) of the annual assessment per Lot levied during the first year in which the Association adopts a budget 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 Sienna Heights at Sienna Hills Owners Association (the "Association") and the address is c/o **Community Association Management**; PO Box 3333; St. George, UT 84770. The phone number is **435-627-1776**. 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 Association has executed this notice on the 18 day of August, 20 25.

SIENNA HEIGHTS AT SIENNA HILLS OWNERS ASSOCIATION

By: [Signature]  
Name: Sara Lang  
Title: Board President

#### ACKNOWLEDGMENT

STATE OF UTAH )  
 )ss:  
COUNTY OF washington )

On the 18 day of August, 20 25 personally appeared before me Sara Lang, who by me being duly sworn, did say that she is the Board President of the Sienna Heights at Sienna Hills Owners Association and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Directors, and said Sara Lang duly acknowledged to me that said Association authorized the same.

[Signature]  
NOTARY PUBLIC

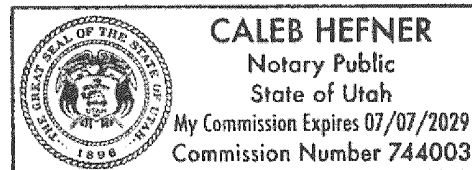


EXHIBIT "A"  
(Legal Description)

All of Sienna Heights, according to the official plat recorded in the office of the Washington County Recorder as Entry No. 20070052989 on November 1, 2007.

Lots 1-61

Parcel No. W-SIEH-1 through W-SIEH-64.