



WHEN RECORDED, RETURN TO:

Troy Blanchard
Blanchard Pattison, LLC
50 East 100 South, Suite 101
St. George, Utah 84770

NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code § 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant ("Notice") that satisfies the requirements of Utah Code § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the "**Reinvestment Fee Covenant**") that is contained within the Declaration of Covenants, Conditions & Restrictions of Paraiso South ("Declaration") duly approved and recorded on April 30, 2025, as Entry No. 20250014833 against the Property.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

1. The name and address of the beneficiary under the above referenced Reinvestment Fee Covenant is Paraiso South Homeowners' Association (the "**Association**") 201 E. St. George Blvd., St. George, Utah 84770. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce, Division of Corporations.
2. The burden of the above referenced Reinvestment Fee Covenant is intended to run with the land described in Exhibit A and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination of such Reinvestment Fee Covenant after the vote and approval of such termination in accordance with the Declaration.
3. The amount of the Reinvestment Fee is determined, and may be changed from time to time, by the Association's Board of Directors. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the maintenance of the common property of the Association and paying Association expenses.

Dated: April 28, 2025.

Declarant

Paraiso 2800, LLC
a Utah limited liability company

By: D.Sullivan
Devin Sullivan, Manager

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 28 day of April, 2025, before me personally appeared Devin Sullivan whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did each say that he is the Manager of Paraiso 2800, LLC, a Utah limited liability company, and that the foregoing document was signed by him as manager of Paraiso 2800, LLC by authority of the governing documents of Paraiso 2800, LLC, and that the document was the act of Paraiso 2800, LLC for its stated purpose.


NOTARY PUBLIC

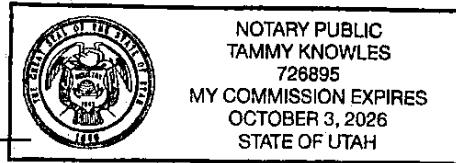


Exhibit A – Property Description

Parcel Nos.: H-PARA-3-301, H-PARA-3-302, H-PARA-3-303, H-PARA-3-304, H-PARA-3-305, H-PARA-3-306, H-PARA-3-307, H-PARA-3-308, H-PARA-3-309, H-PARA-3-310, H-PARA-3-311, H-PARA-3-312, H-PARA-3-313, H-PARA-3-314, H-PARA-3-315, H-PARA-4-401, H-PARA-4-402, H-PARA-4-403, H-PARA-4-404, H-PARA-4-405, H-PARA-4-406, H-PARA-4-407, H-PARA-4-408, H-PARA-4-409, H-PARA-4-410, H-PARA-4-411, H-PARA-4-412, H-PARA-4-413, H-PARA-4-414, and H-PARA-4-415

Legal Description:

All lots within and according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah for PARAISO SUBDIVISION PHASE 3 and PARAISO SUBDIVISION PHASE 4.