

DOC # 20250033445

Notice Page 1 of 3
Gary Christensen Washington County Recorder
09/30/2025 09:59:51 AM Fee \$ 40.00
By BLACKBURN CORY



NOTICE OF REINVESTMENT FEE COVENANT

(Coral Springs Condominium Owners Association)

Pursuant to Utah Code § 57-1-46(8), Coral Springs Condominium 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 Coral Springs Condominium Owners Association that:

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

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Coral Springs Condominium 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.

DATED this 4th day of August, 2025.

Coral Springs Condominium Owners
Association
a Utah Non-Profit Corporation

By: RP Phelps
Robert Phelps

Its: Board President

STATE OF UTAH)
) ss.
COUNTY OF Cache
~~Washington~~

On the 4th day of August, 2025, personally appeared before me
Robert Phelps who by me being duly sworn, did say that she/he
is an authorized representative of Coral Springs Condominium Owners Association and that
the foregoing instrument is signed on behalf of said entity and executed with all necessary
authority.

Becca Fisher
Notary Public

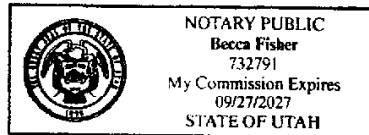


EXHIBIT A

Legal Description and Parcel Numbers

ALL OF BUILDINGS A THROUGH B (AND ALL UNITS CONTAINED THEREIN), REC CENTER "C" AND ALL OPEN SPACE, COMMON AREA, LIMITED COMMON AREA, ALL OTHER AREAS, AND ALL FACILITIES APPURTENANT THERETO AS SHOWN ON CORAL SPRINGS CONDOMINIUMS PHASE I ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NUMBER 20060051812.

ALL OF BUILDINGS D THROUGH I (AND ALL UNITS CONTAINED THEREIN) AND ALL OPEN SPACE, COMMON AREA, LIMITED COMMON AREA, ALL OTHER AREAS, AND ALL FACILITIES APPURTENANT THERETO AS SHOWN ON CORAL SPRINGS CONDOMINIUMS PHASE 2 ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NUMBER 2006002379.

Washington County Utah Parcel Number H-4-2-4-440

S: 4 T: 42S R: 14W BEG AT PT N00°22'33" E 2273.96 FT ALG W SECL & N90°00'00" E 353.06 FT FM W 1/4 COR SEC 4, T42S, R14W; PT BEING ON NL Y BIL CORAL SPRINGS LLC PRPTY; TH N32°27'38" E 92.62 FT TO PT ON ARC OF 257.60 FT RAD CUR CNCV RGT, RAD PT BEARS S86°16'28" E; TH NELY ALG ARC OF SD CUR 369.62 FT THRU CTL ANG OF 82°12'37" TO PT OF NON-TNGYRAD PT BEARS S4°03'51" E; TH N42°33'38" E 73.38 FT; TH S26°25'12" E 150.38 FT; TH S60°21'28" E 247.79 FT; TH S20°37'07" W 286.56 FT; TH S29°52'45" W 164.10 FT TO NEL Y COR SD CORAL SPRINGS PRPTY; TH ALG SD BORY FOL (5) CRSES: N30°30'41 W 119.09 FT; TH N34°18'29" W 60.00 FT TO PT ON ARC OF 275.00 FT RAD CUR CNCV RGT, RAD PT BEARS N34°18'29" W; TH SWLY ALG ARC OF SD CUR 27.88 FT THRU CTL ANG OF 5°48'34"; TH S61°30'12" W 103.87 FT TO PT ON ARC OF 527.58 FT RAD CUR CNCV LFT, RAD PT BEARS S60°11'10" W; TH NWLY ALG ARC OF SD CUR 323.16 FT THRU CTL ANG 35°06'02" TO PT OF TNGY SD PT ALSO BEING POB.