2531383 BK 5035 PG 1584

RETURNED MAY 2 8 2010

E 2531383 B 5035 P 1584-1585 RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

Fruit Heights Hidden Springs Deer Cove Sub-Homeowners Association 15/188/2010 03:37 PM c/o FCS Community Management

PO Box 5555

FEE \$53.00 Pas: 2

Draper, UT 84020 801-256-0465

DEP RT REC'D FOR FRUIT HEIGHTS HID DEN SPRINGS

manager@hoaliving.com

WHEN RECORDED RETURN TO:

Space Above for Recorder's Use Only

Serial #'s: 07-257+6+ 1 72-57-0001 through 72-57-0004 (All of Lots 1-S through 4-S, Deer Cove at Hidden Springs PRUD Subdivision) 072-57-0005 through 072-57-0016 (All of Lots 5 though 16, Deer Cove at Hidden Springs PRUD Subdivision) 07-2-57-0017 through 672-57-00-0030 (All of Lots 17-L through 30-L, Deer Cove at Hidden Springs PRUD Subdivision) 072-57-0031 through 072-57-0034 (All of Lots 31-S-L through 34-S-L, Deer Cove at Hidden Springs PRUD Subdivision) 072-57-0035 through 57-57-004207 . 257 - 0042 (All of Lots 35-S through 42-S, Deer Cove at Hidden Springs PRUD Subdivision)

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Deer Cove at Hidden Springs is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact FCS Community Management; PO Box 5555; Draper, UT 84020. The phone number is 801-256-0465. The email address is manager@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 Deer Cove at Hidden Springs shall be required to pay to the Fruit Heights Hidden Springs Deer Cove Sub-Homeowners Association, Inc. 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 may not exceed .5% of the value of the Lot or Unit at the time of closing unless the Lot or Unit is part of a large master planned development 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 Fruit Heights Hidden Springs Deer Cove Sub-Homeowners Association, Inc. (the "Association") and the address is c/o FCS Community Management; PO Box 5555; Draper, UT 84020. The phone number is 801-256-0465. The email address is manager@hoaliving.com.

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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 the <u>28th</u> day of <u>May</u>, 20<u>10.</u>

FRUIT HEIGHTS HIDDEN SPRINGS DEER COVE SUB-HOMEOWNERS ASSOCIATION,

INC.

By: _____Name: M

: Michael Johnson

Title: Authorized Representative/Managing Agent

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF (Salt Lake))ss:

On the <u>28th</u> day of <u>May</u>, 20<u>10</u>, personally appeared before me <u>Michael Johnson</u>, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Fruit Heights Hidden Springs Deer Cove Sub-Homeowners Association, Inc., and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said <u>Michael Johnson</u> duly acknowledged to me that said Association

authorized the same.

NOTARY PUBLIC

