

**RETURNED**  
**MAY 28 2010**

E 2531383 B 5035 P 1584-1585  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/28/2010 03:37 PM  
FEE \$53.00 Pgs: 2  
DEP RT REC'D FOR FRUIT HEIGHTS HIG  
DEN SPRINGS

WHEN RECORDED RETURN TO:  
Fruit Heights Hidden Springs Deer Cove Sub-Homeowners Association  
c/o FCS Community Management  
PO Box 5555  
Draper, UT 84020  
801-256-0465  
**manager@hoaliving.com**

Space Above for Recorder's Use Only

Serial #s: *07-257+lot*  
072-57-0001 through 072-57-0004  
(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 through 16, Deer Cove at Hidden Springs PRUD Subdivision)  
072-57-0017 through 072-57-00-0030  
(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 ~~57-57-0042~~ *07-257-0092*  
(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**.

