

WHEN RECORDED RETURN TO:

Fruit Heights Hidden Springs Master Homeowners Association, Inc.
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
manager@hoaliving.com

RETURNED
MAY 28 2010

Space Above for Recorder's Use Only

Serial #'s:

07-246-0001 through 07-246-0010
(All of Lots 1-R-GEO, 2 through 10, Deer Ridge at Hidden Springs)
07-246-0011 through 07-246-0016
(All of Lots 11-RD through 16-RD, Deer Ridge at Hidden Springs)
07-246-0017 through 07-246-0024
(All of Lots 17 through 24, Deer Ridge at Hidden Springs)
07-246-0025
(All of Lot 25-RD, Deer Ridge at Hidden Springs)
08-431-0028 through 08-431-0029
(All of Lots 28, 29-R-GEO, Deer Ridge at Hidden Springs Phase 2)
08-431-0030 through 08-431-0031
(All of Lots 30-RD through 31-RD, Deer Ridge at Hidden Springs Phase 2)
08-431-0032 through 08-431-0037
(All of Lots 32 through 37, Deer Ridge at Hidden Springs Phase 2)
08-431-0038 through 08-431-0042
(All of Lots 38-RG through 42-RG, Deer Ridge at Hidden Springs Phase 2)
08-431-0043
(All of Lot 43-RD, Deer Ridge at Hidden Springs Phase 2)
08-431-0044 through 08-431-0049
(All of Lots 44 through 49, Deer Ridge at Hidden Springs Phase 2)
07-247-0001
(All of Lot 1-R-CS, Deer Field at Hidden Springs SUB)
07-247-0011 through 07-247-0059
(All of Lot 11-R-CS through 59-R-CS, Deer Field at Hidden Springs SUB)
07-247-0064 through 07-24-0072
(ALL OF LOTS 2-R-CS THROUGH 10-R-CS, DEER FIELD AT HIDDEN SPRINGS SUB. CONT 0.23 ACRES
LESS & EXCEPT: ANY OF THAT PPTY CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION IN
THAT FINAL ORDER OF CONDEMNATION RECORDED APRIL 29,2005 AS ENTRY 2069859, BOOK 3778,
PAGE 875. CONT 0.01 ACRES TOTAL ACREAGE 0.22 ACRES)
08-354-0001 through 08-354-0030
(All of Lots 1 through 30, Deer Crest at Hidden Springs)
08-354-033 through 08-354-35
(All of Lots 33 through 35, Deer Crest at Hidden Springs)
08-354-0038
(ALL OF LOT 31, DEER CREST AT HIDDEN SPRINGS. CONT 0.41 ACRES. ALSO: ALL OF LOT 32, DEER
CREST AT HIDDEN SPRINGS. CONT 0.36 ACRES ALSO: ALL OF LOT 36, DEER CREST AT HIDDEN
SPRINGS. CONT 0.37 ACRES TOTAL ACREAGE 1.14 ACRES)
08-402-0039 through 08-402-0045
(All of Lots 39R through 44R, 45, Deer Crest at Hidden Springs)

E 2531391 B 5035 P 1608-1610
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/28/2010 03:41 PM
FEE \$158.00 Pgs: 3
DEP RT REC'D FOR GUDDEB SORUBSS GI
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NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Fruit Heights Hidden Spring 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 Fruit Heights Hidden Spring shall be required to pay to the Fruit Heights Hidden Springs Master 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 Master 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**.

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 28th day of May, 2010.

FRUIT HEIGHTS HIDDEN SPRINGS MASTER HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Name: Michael Johnson
Title: Authorized Representative/Managing Agent

ACKNOWLEDGMENT

STATE OF UTAH)
)ss:
COUNTY OF Salt Lake)

On the 28th day of May, 2010, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Fruit Heights Hidden Springs Master 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 Michael Johnson duly acknowledged to me that said Association authorized the same.

[Signature]
NOTARY PUBLIC

