

RETURNED
MAY 28 2010

WHEN RECORDED RETURN TO:
Mountain Vistas Homeowners Association
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
manager@hoaliving.com

E 2531397 B 5035 P 1620-1621
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/28/2010 03:46 PM
FEE \$204.00 Pgs: 2
DEP RT REC'D FOR MOUNTAIN VISTAS H
0A

Space Above for Recorder's Use Only

Serial #'s:
08-357-0302 through 08-357-0323
(All of Lots 302 through 323, Mountain Vistas Phase 3 Sub)
11-493-0001 through 11-493-0025
(All of Lots 1 through 25, Mountain Vistas Phase 1A Cluster Subdivision)
11-493-0093
(ALL OF LOT 26, MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION)
11-493-0054 through 11-493-0088
(All of Lots 54 through 88, Mountain Vistas Phase 1A Cluster Subdivision)
11-494-0027 through 11-494-0053
(All of Lots 27 through 53, Mountain Vistas Phase 1B Cluster Subdivision)
11-509-0301 through 11-494-0302
(All of Lots 301 & 302, Mountain Vistas Phase 1A Cluster Subdivision Amended)
11-534-0089 through 11-534-0133
(All of Lots 89 through 133, Mountain Vistas Phase 2A Cluster Subdivision)
11-550-0134 through 11-550-0169
(All of Lots 134 through 169, Mountain Vistas Phase 2B Cluster Subdivision)

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Mountain Vista Subdivision 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 Mountain Vista Subdivision shall be required to pay to the Mountain Vistas Homeowners Association 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 Mountain Vistas Homeowners Association (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, 20 10.

MOUNTAIN VISTAS HOMEOWNERS ASSOCIATION

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, 20 10 , personally appeared before me Michael Johnson , who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Mountain Vistas Homeowners Association, 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

