

WHEN RECORDED, RETURN TO:  
SEB Legal  
2225 Murray Holladay Rd., Suite 111  
Salt Lake City, UT 84117

E 2737769 B 5761 P 460-461  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/02/2013 12:06 PM  
FEE \$40.00 Pgs: 2  
DEP RT REC'D FOR WOODS CROSS CITY

06-359-0301 → 0328 **NOTICE OF REINVESTMENT FEE** D

The VALENTINE ESTATES OWNERS ASSOCIATION, INC. has a reinvestment fee covenant. The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of additional reinvestment fee covenants on the property described in Exhibit "A" ("Burdened Property"). The reinvestment fee is required to be paid to benefit the Burdened Property.

Association Name and Address: VALENTINE ESTATES OWNERS ASSOCIATION, INC., 212 E. Crossroads Blvd., #511, Saratoga Springs, UT 84045

Association Phone: 801-766-9386


Association Email: Shelley@hoasolutions.info

Duration: The duration of the reinvestment fee is perpetual.

Purpose: The purpose of the reinvestment fee is to cover association expenses, including without limitation: administrative expenses; purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds; common planning, facilities, and infrastructure expenses; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; or charitable expenses.

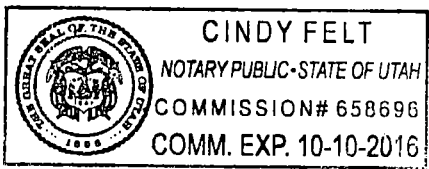
Reinvestment Fee Amount: The reinvestment fee is subject to change; contact the Association for the current amount.

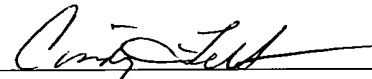
DECLARANT "A"  
VALENTINE ESTATES, L.L.C.

X   
Signed by: Milton P. Shipp (print)  
Dated: April 23, 2013

STATE OF UTAH )  
  :SS  
County of Salt Lake

On the 23<sup>rd</sup> day of April, 2013, personally appeared Milton P. Shipp who, being first duly sworn, did that say that he is the manager of Declarant "A" and that said instrument was signed on behalf of Declarant "A" by authority of its members or managers; and he acknowledged said instrument to be his voluntary act and deed.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
**Legal Description**

Valentine Estates Cottage Homes Phase 3 Legal Description:

*A part of the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah:*

*Beginning at the Southwest Corner of Parcel A, Valentine Estates Cottage Homes Phase 2 Subdivision located 2081.78 feet South 0°23'18" East along the Section Line; and 1714.94 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 499.33 feet to the Easterly Line of Valentine Estates Phase 3 Subdivision; thence along said Easterly Line the following two courses: North 25°39'58" West 49.27 feet to the Southeast corner of Lot 304 thereof; and North 28°53'00" East 425.95 feet to the Southerly Line of 2260 South Street as it exists at 28.00 foot half-width; thence along said Southerly Line the following three courses: South 89°48'15" East 307.65 feet to a point of curvature; Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears South 55°43'58" East 16.81 feet) to a point of reverse curvature; and Southeasterly along the arc of a 100.50 foot radius curve to the left a distance of 36.50 feet (Central Angle equals 20°48'25" and Long Chord bears South 32°03'53" East 36.30 feet) to the most Northerly Corner of Lot 220 of said Valentine Estates Cottage Homes Phase 2 Subdivision; thence along the Westerly Line of said subdivision the following two courses: South 47°31'55" West 33.45 feet; and South 0°11'45" West 355.22 feet to the Southwest Corner of said Parcel A and the point of beginning.*

*Contains 179,734 sq. ft.  
or 4.126 acres*