

30/4

WHEN RECORDED RETURN TO:
Canyon Trail Owners Association
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
disclosure@hoaliving.com

ENT 29026:2023 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 May 08 1:25 pm FEE 40.00 BY CS
RECORDED FOR CANYON TRAIL OWNERS

Space Above for Recorder's Use Only

Parcel #'s:

65.529.0145 through 65.529.0156
65.529.0159 through 65.529.0163
65.529.0165, 65.529.0166, and 65.529.0167
65.529.0171 through 65.529.0177
65.533.0101 through 65.533.0144
65.533.0146 and 65.533.0147
65.556.0001 and 65.556.0002
65.570.0201 through 65.570.0252, and 65.570.0254
65.605.0301 through 65.605.0319
65.605.0321 and 65.605.0322,

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Canyon Trail 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 disclosure@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 Canyon Trail shall be required to pay to the Canyon Trail Owners 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 Canyon Trail Owners 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 disclosure@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 03 day of April, 2023.

CANYON TRAIL OWNERS ASSOCIATION

By: [Signature]
Name: Michael Johnson
Title: Authorized Representative

ACKNOWLEDGMENT

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

On the 03 day of April, 2023, Michael Johnson personally appeared before me Nicole McIntosh, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Canyon Trail Owners 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



COMPOSITE SURVEY DESCRIPTION

A portion of the NE1/4 of Section 25, Township 4 South, Range 1 West & the SW1/4 of Section 19 & the NW1/4 of Section 30, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the southerly line of TRAVERSE MOUNTAIN ELEMENTARY SCHOOL Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located West 5,897.70 feet and North 3,863.35 feet from the Southeast Corner of Section 30, T4S, R1W, S.L.B. & M. (Basis of Bearing: N0°17'58"W along the Section line from said Southeast Corner to the East ¼ Corner of said Section 30); thence along said Plat the following 11 (eleven) courses and distances: N30°07'09"W 21.95 feet; thence N31°52'51"E 188.66 feet; thence along the arc of a 71.00 foot radius curve to the left 52.60 feet through a central angle of 42°27'02" (chord: N10°39'20"E 51.41 feet) to a point of reverse curvature; thence along the arc of an 83.50 foot radius curve to the right 22.77 feet through a central angle of 15°37'33" (chord: N2°45'25"W 22.70 feet) to a point of reverse curvature; thence along the arc of a 71.00 foot radius curve to the left 52.60 feet through a central angle of 42°27'01" (chord: N16°10'09"W 51.41 feet); thence N37°23'39"W 20.97 feet; thence along the arc of a 193.00 foot radius curve to the right 301.18 feet through a central angle of 89°24'42" (chord: N7°18'42"E 271.54 feet) to a point of reverse curvature; thence along the arc of a 107.00 foot radius curve to the left 53.10 feet through a central angle of 28°25'56" (chord: N37°48'05"E 52.55 feet) to a point of reverse curvature; thence along the arc of a 5.00 foot radius curve to the left 9.34 feet through a central angle of 107°03'52" (chord: N29°56'49"W 8.04 feet) to a point of compound curvature; thence along the arc of a 109.00 foot radius curve to the left 36.92 feet through a central angle of 19°24'32" (chord: S86°30'48"W 36.75 feet); thence N13°11'20"W 51.69 feet to the southerly line of Fox Canyon Road as defined and dedicated as part of the FOX CANYON ROAD DEDICATION PLAT, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat and also along FOX CANYON ROAD DEDICATION PLAT No. 2, according to the Official Plats thereof on file in the Office of the Utah County Recorder the following 13 (thirteen) courses and distances: N52°33'56"E 214.64 feet; thence along the arc of a 569.00 foot radius curve to the left 53.35 feet through a central angle of 5°22'18" (chord: N4°52'47"E 53.33 feet); thence N47°11'38"E 167.26 feet; thence along the arc of a 289.00 foot radius curve to the left 17.55 feet through a central angle of 3°28'44" (chord: N45°27'16"E 17.54 feet); thence N43°42'54"E 242.77 feet; thence along the arc of a 369.00 foot radius curve to the left 69.08 feet through a central angle of 10°43'37" (chord: N38°21'06"E 68.98 feet); thence N32°59'18"E 217.57 feet; thence along the arc of a 731.00 foot radius curve to the right 196.43 feet through a central angle of 15°23'46" (chord: N40°41'38"E 195.84 feet); thence N48°23'10"E 511.78 feet; thence along the arc of a 1,486.00 foot radius curve to the right 622.80 feet through a central angle of 24°00'48" (chord: N60°23'34"E 618.25 feet); thence N72°23'58"E 341.10 feet; thence along the arc of a 214.00 foot radius curve to the left 163.83 feet through a central angle of 43°51'44" (chord: N50°28'06"E 159.85 feet); thence along the arc of a 23.50 foot radius curve to the right 30.83 feet through a central angle of 75°09'47" (chord: N66°07'07"E 28.66 feet) to the southerly line of VIALETTA WAY ROAD DEDICATION PLAT, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 6 (six) courses and distances: S76°18'00"E 257.63 feet; thence along the arc of a 182.50 foot radius curve to the right 194.70 feet through a central angle of 61°07'30" (chord: S45°44'15"E 185.59 feet); thence S15°10'30"E 153.01 feet; thence along the arc of an 82.50 foot radius curve to the right 121.81 feet through a central angle of 84°35'57" (chord: S27°07'29"W 111.05 feet); thence S69°25'28"W 34.94 feet; thence along the arc of a 117.50 foot radius curve to the left 82.58 feet through a central angle of 40°15'56" (chord: S49°17'29"W 80.89 feet); thence N60°49'35"W 133.94 feet; thence N87°35'45"W 529.97 feet; thence S72°23'57"W 187.82 feet; thence S86°27'06"W 83.72 feet; thence S48°35'02"W 347.55 feet; thence S73°06'29"W 2.86 feet; thence S48°23'11"W

90.54 feet; thence S41°57'01"E 112.82 feet to the northwesterly line of WOODHAVEN Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 3 (three) courses and distances: S86°02'19"W 88.29 feet; thence S40°56'43"W 320.41 feet; thence S40°05'08"W 568.81 feet to a northeasterly corner of Lot 64, Phase 1, WOODHAVEN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Lot the following 6 (six) courses and distances: S56°23'46"E 98.70 feet; thence Southwesterly along the arc of a 476.48 foot non-tangent curve (radius bears: S49°39'38"E) 20.09 feet through a central angle of 2°24'57" (chord: S39°07'53"W 20.09 feet); thence N56°23'46"W 20.50 feet; thence S25°26'31"W 126.37 feet; thence S11°42'01"W 340.40 feet; thence along the arc of a 1,148.00 foot radius curve to the left 90.58 feet through a central angle of 4°31'15" (chord: S9°26'24"W 90.56 feet); thence S7°10'46"W 99.72 feet; thence Southwesterly along the arc of a 1,247.00 foot radius non-tangent curve (radius bears: S0°21'47"W) 663.41 feet through a central angle of 30°28'54" (chord: S75°07'20"W 655.61 feet) to the point of beginning.

Contains: 27.83+/- acres