

76/3

3327867
BK 7660 PG 252

E 3327867 B 7660 P 252-254
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/18/2020 08:34 AM
FEE \$76.00 Pgs: 3
DEP RT REC'D FOR BOUNTIFUL CITY

After Recording Return to:
45 E. Center Street, Suite 10
North Salt Lake, UT 84054

NOTICE OF REINVESTMENT FEE

D

The 5th & Orchard Townhomes Planned Unit Development HOA, 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: 5th & Orchard Townhomes Planned Unit Development HOA, Inc., 45 E. Center Street, Suite #103, North Salt Lake, UT 84054

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 .5% of the final purchase price of a unit.

Dated: November 30th, 2020

03-290-0001 To 0029

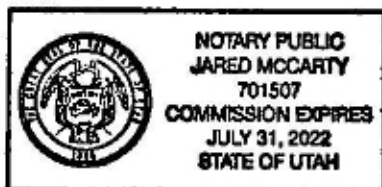
5th & Orchard Townhomes Planned Unit
Development HOA, Inc. a Utah Non-Profit
Corporation



By: Patrick Scott
Its Authorized Representative

STATE OF UTAH)
 :SS
County of Davis)

The execution of the foregoing instrument was acknowledged before me this 30th day of NOVEMBER, 2020 by Patrick Scott an Authorized Representative of the 5th & Orchard Townhomes Planned Unit Development HOA, Inc., to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.




Notary Public

EXHIBIT A
LEGAL DESCRIPTION -5th & Orchard Townhomes Planned Unit Development

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 500 SOUTH STREET AND THE WEST LINE OF ORCHARD DRIVE (400 EAST STREET), SAID POINT BEING NORTH 89°38'33" EAST 67.96 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF ORCHARD DRIVE AND SOUTH 00°11'23" EAST 516.71 FEET ALONG SAID CENTER LINE TO THE MONUMENT AT THE INTERSECTION OF SAID 500 SOUTH STREET AND ORCHARD DRIVE AND SOUTH 89°44'04" WEST 33.00 FEET ALONG THE CENTER LINE OF 500 SOUTH STREET AND SOUTH 00°11'26" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT BEING EAST 49.50 FEET FROM THE NORTHEAST CORNER OF BLOCK 39, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, BY RECORD, AND RUNNING THENCE SOUTH 00°11'26" EAST 315.52 FEET (SOUTH 313.50 FEET, BY RECORD) ALONG THE WEST LINE OF ORCHARD DRIVE; THENCE NORTH 89°56'15" WEST 299.41 FEET (NORTH 89°34' WEST 286.40 FEET, BY RECORD) TO A FENCE LINE; THENCE NORTH 01°04'00" WEST 174.52 FEET (NORTH 168.48 FEET, BY RECORD) ALONG SAID FENCE LINE; THENCE NORTH 01°32'04" EAST 139.36 FEET (NORTH 01°48' EAST 143.85 FEET, BY RECORD) TO THE SOUTH LINE OF 500 SOUTH STREET; THENCE NORTH 89°44'04" EAST 297.88 FEET (EAST 305.20 FEET, BY RECORD) ALONG SAID SOUTH LINE TO THE WEST LINE OF ORCHARD DRIVE AND TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 2.170 ACRES.