

NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. § 57-1-46)

This instrument is a notice of reinvestment fee covenant (“Notice”) that satisfies the requirements of Utah Code Ann. § 57-1-46 (6) (2010). The beneficiary-association hereunder described is governed by the Declaration of Covenants, Conditions, & Restrictions for Val Vista Park, recorded with the Utah County Recorder on December 15, 2023 as Entry No. 80960-2023 (the “Declaration”). This Notice serves as notice of a reinvestment fee covenant (the “Reinvestment Fee Covenant”) that was recorded on this property previously as contained in the Declaration at Section 3.12. Unless otherwise defined herein, all capitalized terms shall have the same meaning as in the Declaration.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

1. The name of the beneficiary under the above referenced reinvestment fee covenant is the Val Vista Park Homeowners’ Association. The current address for the Association’s legal counsel is Scott Welker at Miller Harrison, LLC, 5292 So. College Dr., Murray, Utah 84123; Phone: (801) 692-0799. E-mail: swelker@millerharrisonlaw.com. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce Division of Corporations.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land contained in the Project, all phases belonging to the Association, including, but not limited to, the property described in Exhibit A along with any Expansion Property that may be added, and to bind successors in interest and assigns. The duration of the Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of the same if duly approved by the Association pursuant to the Declaration.
3. As of the date of this Notice, a reinvestment fee is due at settlement for each unit at the amount established by the Homeowners’ Association Board of Directors. If the Board has not established a different amount, the fee shall be equal to .5% of the selling price. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. However, the existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the development and maintenance of the common property including recreational facilities.

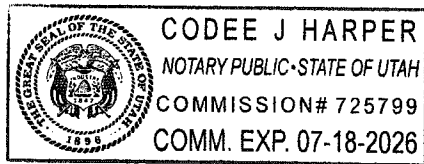
DATE: 09 Aug 2024, 2024

Val Vista Park Homeowners' Association, Inc.

S. Sowby
Name: Stephen Sowby
Title: President

STATE OF UTAH)
 :SS
Utah COUNTY)

Subscribed and sworn before me this 09th day of August, 2024.



Codee Harper
Notary Public

EXHIBIT A**Property Description**

Beginning at a point which is North 16.57 feet and East 1599.96 feet from the West quarter corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 00 deg. 18'02" West 1324.07 feet; thence South 89 deg. 23'56" West 263.38 feet; thence North 01 deg. 51'12" East 118.86 feet; thence North 00 deg. 26'31" West 1058.44 feet; thence South 55 deg. 52'24" East 45.79 feet; thence South 54 deg. 35' 14" East 133.95 feet; thence South 69 deg. 41 '10" East 192.11 feet; thence South 76 deg. 15'51" East 306.46 feet; thence South 75 deg. 03'24" East 564.11 feet; thence South 22.39 feet; thence South 75 deg. 06'30" East 5.62 feet; thence South 02 deg. 08' 10" West 117.62 feet; thence South 00 deg. 31'54" West 644.717 feet; thence South 01 deg. 08'21" West 66.637 feet; thence South 00 deg. 38'23" West 50.22 feet; thence South 00 deg. 25'30" East 1198.11 feet; thence South 89 deg. 24'24" West 897.44 feet to the point of beginning.

ALL OF VAL VISTA PARK PUD SUBDV. PLAT A 2ND AMENDMENT, PLAT B, PLAT C, PLAT D, AND PLAT E, INCLUDING THE FOLLOWING PARCELS:

54:115:0001 THROUGH 54:115:0009
 54:115:0011 THROUGH 54:115:0026
 54:115:0500
 54:124:0052 THROUGH 54:124:0075
 54:126:0025 THROUGH 54:126:0038
 54:126:0119
 54:126:0120
 54:134:0039 THROUGH 54:134:0045
 54:134:0048 THROUGH 54:134:0051
 54:134:0076 THROUGH 54:134:0091
 54:134:0094
 54:134:0095
 54:149:0091 THROUGH 54:149:0115