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WHEN RECORDED RETURN TO:  
Hidden Acres Planned Residential Development <sup>M</sup>  
c/o FCS Community Management (4)  
PO Box 5555  
Draper, UT 84020  
801-256-0465  
**manager@hoaliving.com**



ENT 55199:2011 PG 1 of 2  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2011 Aug 04 3:16 pm FEE 44.00 BY CS  
RECORDED FOR HOME OWNERS ASSOCIATIO

Space Above for Recorder's Use Only

(ALL OF LOTS 9 THROUGH 19, HIDDEN ACRES PRD PHASE 1 SUBDV.)  
Parcel #'s: 41:704:0009 through 41:704:0019  
(ALL OF LOTS 1 THROUGH 8 AND 20 THROUGH 32 PLAT F, HIDDEN ACRES PUD SUB)  
Parcel #'s: 41:741:0001 through 41:741:0008 and 41:741:0020 through 41:741:0032

### NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Hidden Acres Planned Residential Development 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 Hidden Acres Planned Residential Development shall be required to pay to the Hidden Acres Orem, UT 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 Hidden Acres Orem, UT 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 3rd day of January, 2011.

**HIDDEN ACRES OREM, UT HOMEOWNERS ASSOCIATION**

By: [Signature]  
Name: Michael Johnson  
Title: Authorized Representative/Managing Agent

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 )ss:  
COUNTY OF Utah )

On the 3rd day of January, 2011, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Hidden Acres Orem, UT 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

