Entry #: 581025

10/13/2022 03:20 PM NOTICE

Page: 1 of 3

FEE: \$118.00 BY: SECURITY TITLE INSURANCE AGENCY OF

Jerry Houghton, Tooele County, Recorder

When Recorded, Mail to: MVTH, LLC Attn: Sean Perkins 3410 North Moyle Lane Erda, UT 84074

(Space above line for Recorder's use)

## NOTICE OF REINVESTMENT FEE COVENANT THE MOUNTAIN VALLEY TOWNHOMES OWNERS' ASSOCIATION, INC.

Pursuant to Utah Code Ann. §57-1-46(6) notice is hereby given that each residential unit (a "Unit") within that certain real property located in Tooele County, Utah, described in Exhibit A attached hereto (the "Property"), is subject to a covenant obligating a future buyer or seller of any Unit within the Property to pay to The Mountain Valley Townhomes Owners' Association, Inc., a Utah non-profit corporation (the "Association") upon and as a result of a transfer of a Unit within the Property, a fee that is dedicated to benefitting such Unit (the "Reinvestment Fee").

- 1. The Property is subject to that certain Declaration of Covenants, Conditions and Restrictions for Mountain Valley Townhomes Owners' Association, a Planned Unit Development in Tooele County, Utah recorded in the Office of the Tooele County Recorder, as Entry No. 580904, on October 11, 2022, Pages 1 through 93, and any amendments thereto (the "Declaration").
- 2. The Reinvestment Fee, and a covenant for the payment thereof, is described in Section 6.1(o) and 21.4 of the Declaration. The amount of the Reinvestment Fee as of the date hereof will be one-half of one percent (.5%), but may be changed from time to time by the Association.
- 3. The Association's address, where the Reinvestment Fee is to be paid, is:

## 152 West 1280 North, F4 Tooele, UT 84074

- 4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Units within the Property and their successors-in-interest and assigns.
- 5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
- 6. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Project (as such term is defined in the Declaration).
- 7. The purpose of the Reinvestment Fee is to pay for actual costs related to the transfer of a Unit and for any other purpose for which reserve funds may be used by the Association.

Entry: 581025 Page 2 of 3

- 8. Per the Declaration, the Reinvestment Fee is required to benefit the Units within the Property.
- 9. This Notice of Reinvestment Fee Covenant will be recorded against the Property (and thereby against each Unit) in the Office of the Tooele County Recorder.

IN WITNESS WHEREOF, this Notice of Reinvestment Fee Covenant is executed by an authorized representative of the Association.

THE MOUNTAIN VALLEY TO OWNERS' ASSOCIATION, IN a Utah non-profit corporation	C.
Name: Sear Perkins	
Its: President	
STATE OF UTAH	)
	) ss:
COUNTY OF TOOELE	)
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On the 3 day of Defolion in the year 2022, before me, the undersigned, personally appeared Stan Reskins, Ples, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above within instrument and acknowledged to me that he executed the same in his capacity, and that by his signatures on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of Utah, County of

WITNESS my hand and official seal:

Mautals Lunsan Notary Public

(SEAL)

My commission expires: 1/13/26

MARTA R JOHNSON
Notary Public State of Utah
My Commission Expires on:
January 13, 2026
Comm. Number: 722399

Entry: 581025 Page 3 of 3

## EXHIBIT A: LEGAL DESCRIPTION

The Declarant is the owner of the following described real property located in in the City of Tooele, County of Tooele, State of Utah, Specifically, Lots 102 to 144 and Parcels A thru G inclusive of Mountain Valley Townhomes Subdivision according to the official plat thereof recorded as Entry No. 554327 recorded September 8, 2021, in the Office of the Tooele County Recorder, being more particularly described as follows:

Tax Parcel Numbers: 21-095-0-0102, 21-095-0-0103, 21-095-0-0104, 21-095-0-0105, 21-095-0-0106, 21-095-0-0107, 21-095-0-0108, 21-095-0-0109, 21-095-0-0110, 21-095-0-0111, 21-095-0-0112, 21-095-0-0113, 21-095-0-0114, 21-095-0-0115, 21-095-0-0116, 21-095-0-0117, 21-095-0-0118, 21-095-0-0119, 21-095-0-0120, 21-095-0-0121, 21-095-0-0122, 21-095-0-0123, 21-095-0-0124, 21-095-0-0125, 21-095-0-0126, 21-095-0-0127, 21-095-0-0128, 21-095-0-0129, 21-095-0-0130, 21-095-0-0131, 21-095-0-0132, 21-095-0-0133, 21-095-0-0134, 21-095-0-0135, 21-095-0-0136, 21-095-0-0137, 21-095-0-0138, 21-095-0-0139, 21-095-0-0140, 21-095-0-0141, 21-095-0-0142, 21-095-0-0143, 21-095-0-0144, 21-095-0-000A, 21-095-0-000B, 21-095-0-000C, 21-095-0-000D, 21-095-0-000E, 21-095-0-000F, 21-095-0-000G.