

SCANNED

WHEN RECORDED RETURN TO:

Rollins Ranch at Mountain Green Association
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
manager@hoaliving.com

Ent 130339 Bk 308 Pg 1234
Date: 10-SEP-2013 12:07:43PM
Fee: \$129.00 Check
Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: ROLLINS RANCH AT MTN GREEN

Space Above for Recorder's Use Only

00-0074-4330 thru 00-0074-4340
Parcel #'s: 03-ROLLR1-0101 through 03-ROLLR1-0131
(ALL OF LOTS 101 THROUGH 131, ROLLINS RANCH PHASE 1)
Parcel #'s: 03-ROLLR1-0132-A through 03-ROLLR1-0138-A *00-0075-0132 thru 00-0075-0138*
(ALL OF LOTS 132 THROUGH 138, ROLLINS RANCH PHASE 1, AMENDED)
Parcel #'s: 03-ROLLR1-0139 through 03-ROLLR1-0149 *00-0074-4368 thru 00-0074-4378*
(ALL OF LOTS 139 THROUGH 149, ROLLINS RANCH PHASE 1)
Parcel #'s: 03-ROLLR2-0201 through 03-ROLLR2-0213 *00-0074-4412 thru 00-0074-4424*
(ALL OF LOTS 201 THROUGH 213, ROLLINS RANCH PHASE 2)
Parcel #'s: 03-ROLLR3-0301 through 03-ROLLR3-0355 *00-0074-4521 thru 00-0074-4635*
(ALL OF LOTS 301 THROUGH 355, ROLLINS RANCH PHASE 3)

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in Rollins Ranch at Mountain Green Association 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 Rollins Ranch at Mountain Green shall be required to pay to Rollins Ranch at Mountain Green Master 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 Unit at the time of closing unless the 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 Rollins Ranch at Mountain Green 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 21st day of August, 2013.

ROLLINS RANCH AT MOUNTAIN GREEN ASSOCIATION

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

ACKNOWLEDGMENT

STATE OF UTAH)
)ss:
COUNTY OF Morgan)

On the 21st day of August, 2013, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Rollins Ranch at Mountain Green 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

