

Recorded at the request of:
Sky Mountain Homeowners Association, Inc. (“Association”)

**Record against the Property
described in Exhibit A**

After Recording mail to:
JENKINS BAGLEY SPERRY, PLLC
Attn: Bruce C. Jenkins
285 W. Tabernacle, Ste 301
St. George, UT 84770

**NOTICE OF REINVESTMENT FEE
FOR
SKY MOUNTAIN HOMEOWNERS ASSOCIATION, INC.**

KNOW ALL PERSONS:

- The current address of the Association is on file with the Utah Homeowner Associations Registry which can be located at <https://secure.utah.gov/hoa/index.html>;
- the Declaration of Covenants, Conditions, and Restrictions governing the Association, as amended from time to time, contains a Reinvestment Fee Covenant (the “Covenant”);
- the Property subject to the Covenant is described in Exhibit A;
- the Covenant runs with the land in perpetuity and is binding upon all current owners, their heirs, successors and assigns;
- the existence of the Covenant prohibits the imposition of an additional Reinvestment Fee Covenant, unless otherwise provided by Utah law;
- the purpose for which the fee may be used includes: (i) common planning, facilities, and infrastructure; (ii) obligations arising from an environmental covenant; (iii) community programming; (iv) recreational facilities and amenities; and/or (v) Association expenses as provided for in Utah Code § 57-1-46(1)(a);
- the Association must be contacted for the amount of the fee;
- the fee is to be paid at the closing of property subject to the Covenant; and
- the fee is for, and to be used for, the benefit of the Property.

[SIGNATURES ON FOLLOWING PAGE]

DATED this ____ day of _____, 20____.

**SKY MOUNTAIN HOMEOWNERS ASSOCIATION,
INC.,** a Utah nonprofit corporation

By: _____
Its: _____

State of Utah)
) :ss.
County of _____)

On this _____ day of _____, 20____, before me personally appeared _____, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he/she is the President of the Sky Mountain Homeowners Association, Inc., a Utah nonprofit corporation, and that the foregoing document was signed by him/her on behalf of the Association by authority of its Bylaws, Declaration, or resolution of the Board, and he/she acknowledged before me that he/she executed the document on behalf of the Association and for its stated purpose.

Notary Public

Exhibit A
(Legal Description)

This Second Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for the Sky Mountain Project, a Planned Community, affects the following real property, all located in Washington County, State of Utah:

Clubhouse Series at Sky Mountain:

All of Lot 1-A, Lots 2 through 6, Lots 7-A through 8-A, Lots 9 through 13, Lots 14-A through 15-A, Lots 16 through 19, Lots 20-A through 21-A, Lots 22 through 31, and Lot A-1, together with all Common Area, Clubhouse Series at Sky Mountain 1A Amd (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-CSSM-1A-1-A-RD2
PARCEL: H-CSSM-1A-2-RD2 through H-CSSM-1A-6-RD2
PARCEL: H-CSSM-1A-7-A-RD2 through H-CSSM-1A-8-A-RD2
PARCEL: H-CSSM-1A-9-RD2 through H-CSSM-1A-13-RD2
PARCEL: H-CSSM-1A-14-A-RD2 through H-CSSM-1A-15-A-RD2
PARCEL: H-CSSM-1A-16-RD2 through H-CSSM-1A-19-RD2
PARCEL: H-CSSM-1A-20-A-RD2 through H-CSSM-1A-21-A-RD2
PARCEL: H-CSSM-1A-22-RD2 through H-CSSM-1A-31-RD2
PARCEL: H-CSSM-1A-A-1-RD2

All of Lots 32 through 38, together with all Common Area, Clubhouse Series at Sky Mountain 2 (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-CSSM-2-32-RD2 through H-CSSM-2-38-RD2

Courtyard Townhomes at Sky Mountain:

All of Lots 1A through 30A, together with all Common Area, Courtyard TH at Sky Mountain 1B Amd (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-CTSM-1B-1A-RD2 through H-CTSM-1B-30A-RD2

Sky Mountain Golf Estates:

All of Lots 1 through 55, together with all Common Area, Sky Mountain Golf Est 1 Amd (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SMGE-1-1-RD2 through H-SMGE-1-55-RD2

All of Lots 93 through 99, Lot 100-A, Lots 101 through 111, Lots 114 through 121, and Lot 143, together with all Common Area, Sky Mountain Golf Est Map 3 (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SMGEM-3-93-RD2 through H-SMGEM-3-99-RD2

PARCEL: H-SMGEM-3-100-A-RD2

PARCEL: H-SMGEM-3-101-RD2 through H-SMGEM-3-111-RD2

PARCEL: H-SMGEM-3-114-RD2 through H-SMGEM-3-121-RD2

PARCEL: H-SMGEM-3-143-RD2

All of Lot 122 and Lots 144 through 154, together with all Common Area, Sky Mountain Golf Est 4 (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SMGE-4-122-RD2

PARCEL: H-SMGE-4-144-RD2 through H-SMGE-4-154-RD2

All of Lots 155 through 163 and Lots 165 through 166, together with all Common Area, Sky Mountain Golf Est 5 (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SMGE-5-155-RD2 through H-SMGE-5-163-RD2

PARCEL: H-SMGE-5-165-RD2 through H-SMGE-5-166-RD2

All of Lots 167 through 174, Lot 176, and Lots 189 through 198, together with all Common Area, Sky Mountain Golf Est 6 (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SMGE-6-167-RD2 through H-SMGE-6-174-RD2

PARCEL: H-SMGE-6-176-RD2

PARCEL: H-SMGE-6-189-RD2 through H-SMGE-6-198-RD2

All of Lots 176 through 180, Lots 181-A through 182-A, and Lots 183 through 184, together with all Common Area, Sky Mountain Golf Est 7 (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SMGE-7-176-RD2 through H-SMGE-7-180-RD2

PARCEL: H-SMGE-7-181-A-RD2 through H-SMGE-7-182-A-RD2

PARCEL: H-SMGE-7-183-RD2 through H-SMGE-7-184-RD2

All of Lots 185 through 188 and Lots 199 through 200, together with all Common Area, Sky Mountain Golf Est 8 (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SMGE-8-185-RD2 through H-SMGE-8-188-RD2

PARCEL: H-SMGE-8-199-RD2 through H-SMGE-8-200-RD2

All of Lots 201 through 221, together with all Common Area, Sky Mountain Golf Est 9 (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SMGE-9-201-RD2 through H-SMGE-9-221-RD2

All of Lots 222 through 228, together with all Common Area, Sky Mountain Golf Est 10 Amd (H), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: H-SMGE-10-222-RD2 through H-SMGE-10-228-RD2