

WHEN RECORDED RETURN TO:

Terry Tidwell, President, Board of Directors
Copper Chase Condominium Owners Association
415 North Main, Suite 103
Cedar City, UT 84721

NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. § 57-1-46 (2010), as amended, this instrument is a Notice of Reinvestment Fee Covenant (the "Notice"), which provides notice that a reinvestment fee covenant (the "Reinvestment Fee Covenant") affects the real property that is described in **Exhibit A** to this Notice.

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

1. A reinvestment fee is due upon transfer of title in an amount determined by the Association by its Board of Trustees, which may increase or decrease from time to time in its sole discretion. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. Unless otherwise determined by the Association's Board of Directors, the amount of the Reinvestment Fee shall be one half of one percent (0.5%) of the gross sales price of the Unit.

2. The name and address of the beneficiary under the above referenced reinvestment fee covenant is Copper Chase Condominium Owners Association (the "Association"), 415 North Main STE 103 Cedar City, UT 84721. The address of the Association's registered agent, or other authorized representative, may change from time to time. Any party making payment of the Reinvestment Fee should verify the most current address for the Association on file with the Utah Department of Commerce, Division of Corporations.

3. The burden of the above-referenced reinvestment fee covenant is intended to run with the land more particularly described below and to bind successors in interest and assigns.

All of Copper Chase Condominiums Phase 1, an expandable condominium project, inclusive of Lodge Units 101 through 144 and Building A Units 201 through 242, as identified in the final plat on file and of record in the Office of Recorder for Iron County, Utah, as recorded on November 1, 1984 as Entry No. 255942, in Book 324 at Page 157, as amended, and all appurtenant Common Area and Facilities as shown thereon.

4. The duration of the above-referenced reinvestment fee covenant is perpetual.

5. The existence of the above-referenced reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.

6. The reinvestment fee to be paid under the reinvestment fee covenant is required to benefit the burdened property;

7. The required reinvestment fee is for the benefit of the Association to pay for the following items authorized by Utah Code Ann. § 57-1-46(1)(i)(ii), as the case may be: (a) common planning, facilities, and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) charitable purposes; or (h) association expenses.

8. Pursuant to Utah Code, the Reinvestment Fee Covenant may not be enforced upon: (a) an involuntary transfer; (b) a transfer that results from a court order; (c) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity; (d) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; (e) a transfer between an individual and a limited liability company, corporation, trust, or other entity owned by or established for said individual for purposes of estate planning and/or asset protection for said individual; or (f) the transfer of burdened property by a financial institution, except to the extent that the reinvestment fee covenant requires the payment of a common interest association's costs directly related to the transfer of the burdened property, not to exceed \$250.00.

DATED this 25th day of April, 2023.

COPPER CHASE CONDOMINIUM OWNERS
ASSOCIATION



Terry Tidwell, President
Board of Directors

STATE OF UTAH,)

: ss.

County of Washington.)

On the 25 day of April, 2023 personally appeared before me Terry Tidwell, President of the Board of Directors of the Copper Chase Condominium Owners Association, who being by me duly sworn did say that they each executed the foregoing instrument for the uses and purposes stated therein.

Pamela K Walker

Notary Public

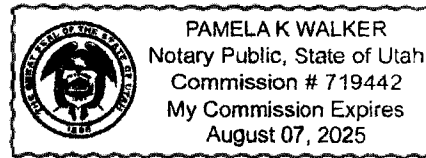


EXHIBIT "A"
PROPERTY DESCRIPTION

The real property and lots and units referred to in the foregoing Notice are located in Iron County, Utah and are described more particularly as follows:

All of Copper Chase Condominiums Phase 1, an expandable condominium project, as identified in the final plat on file and of record in the Office of Recorder for Iron County, Utah, as recorded on November 1, 1984 as Entry No. 255942, in Book 324 at Page 157, as amended, and all appurtenant Common Area and Facilities as shown thereon.

Tax IDs/Serial Nos.:

A-1178-0101-0000, A-1178-0102-0000, A-1178-0103-0000, A-1178-0104-0000, A-1178-0105-0000, A-1178-0106-0000, A-1178-0107-0000, A-1178-0108-0000, A-1178-0109-0000, A-1178-0110-0000, A-1178-0111-0000, A-1178-0112-0000, A-1178-0113-0000, A-1178-0114-0000, A-1178-0115-0000, A-1178-0116-0000, A-1178-0117-0000, A-1178-0118-0000, A-1178-0119-0000, A-1178-0120-0000, A-1178-0121-0000, A-1178-0122-0000, A-1178-0123-0000, A-1178-0124-0000, A-1178-0125-0000, A-1178-0126-0000, A-1178-0127-0000, A-1178-0128-0000, A-1178-0129-0000, A-1178-0130-0000, A-1178-0131-0000, A-1178-0132-0000, A-1178-0133-0000, A-1178-0134-0000, A-1178-0135-0000, A-1178-0136-0000, A-1178-0137-0000, A-1178-0138-0000, A-1178-0139-0000, A-1178-0140-0000, A-1178-0141-0000, A-1178-0142-0000, A-1178-0143-0000, A-1178-0144-0000, A-1178-0201-0000, A-1178-0202-0000, A-1178-0203-0000, A-1178-0204-0000, A-1178-0205-0000, A-1178-0206-0000, A-1178-0207-0000, A-1178-0208-0000, A-1178-0209-0000, A-1178-0210-0000, A-1178-0211-0000, A-1178-0212-0000, A-1178-0213-0000, A-1178-0214-0000, A-1178-0215-0000, A-1178-0216-0000, A-1178-0217-0000, A-1178-0218-0000, A-1178-0219-0000, A-1178-0220-0000, A-1178-0221-0000, A-1178-0222-0000, A-1178-0223-0000, A-1178-0224-0000, A-1178-0225-0000, A-1178-0226-0000, A-1178-0227-0000, A-1178-0228-0000, A-1178-0229-0000, A-1178-0230-0000, A-1178-0231-0000, A-1178-0232-0000, A-1178-0233-0000, A-1178-0234-0000, A-1178-0235-0000, A-1178-0236-0000, A-1178-0237-0000, A-1178-0238-0000, A-1178-0239-0000, A-1178-0240-0000, A-1178-0241-0000, and A-1178-0242-0000