Recorded at the request of:
Swain's Creek Pines Lot Owners' Association ("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

ENTRY NO. 00209064
11/05/2024 02:19:48 PM B: 0628 P: 0720
Notice PAGE 1 / 7
VERJEAN CARUSO, KANE COUNTY RECORDER
FEE $ 1440.00 BY JENKINS BAGLEY SPERRY PLLC

NOTICE OF REINVESTMENT FEE FOR SWAIN'S CREEK PINES LOT OWNERS' ASSOCIATION

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 Amended and Restated Bylaws 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) resort facilities; (v) open space; (vi) recreational amenities; (vii) charitable purposes; and/or (viii) 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 8th day of October, 2024.

SWAIN'S CREEK PINES LOT OWNERS' ASSOCIATION, a Utah nonprofit corporation

Carol E. Lattimore

By: Carol E. Lattimore

Its: Chairman

State of Utah)

: ss.

County of Washington)

On the 8th day of October, 2024, personally appeared before me Carol E. Lattimore, who being by me duly sworn, did say that he/she is the Chairman of Swain's Creek Pines Lot Owners' Association, a Utah nonprofit corporation, the authorized individual empowered to sign this Notice of Reinvestment Fee and that the Notice was signed on behalf of said Association and said person acknowledged to me that said Association authorized the execution of same.

Angelica Ritchie

Notary Public

ANGELICA RITCHIE
Notary Public, State of Utah
Commission # 738844
My Commission Expires
August 21, 2028

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Exhibit A
(Legal Description)

This Notice of Reinvestment Fee for Swain's Creek Pines Lot Owners' Association affect the following real property, all located in Kane County, State of Utah:

Unit 1:

All of Lots 1 through 4, together with all Common Area, Block 1 Swains Creek Unit 1, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL: 11-1-1 through 11-1-4

All of Lots 5 through 6, Lots 9 through 10, and Lots 12 through 14, together with all Common Area, Block 2 Swains Creek Unit 1, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL: 11-2-5 through 11-2-6
PARCEL: 11-2-9 through 11-2-10
PARCEL: 11-2-12 through 11-2-14

All of Lots 15 through 22, Lots 24 through 53, Lot 55, Lot 57, and Lots 59 through 61, together with all Common Area, Block 3 Swains Creek Unit 1, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL: 11-3-15 through 11-3-22
PARCEL: 11-3-24 through 11-3-53
PARCEL: 11-3-55
PARCEL: 11-3-57
PARCEL: 11-3-59 through 11-3-61

All of Lots 62 through 73, together with all Common Area, Block 4 Swains Creek Unit 1, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL: 11-4-62 through 11-4-73

All of Lots 74 through 76, together with all Common Area, Block 5 Swains Creek Unit 1, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL: 11-5-74 through 11-5-76

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Unit #1 Amended:

All of Lots 1 through 2, Lots 4 through 14, Lots 16 through 18, Lot 20, Lots 22 through 31, Lots 33 through 40, Lots 42 through 53, Lot 55A, Lots 57 through 58, Lots 60 through 77, Lot 79A, Lots 80 through 96, Lots 98 through 100, Lot 102, Lot 104, Lots 106 through 109, Lot 110A, Lots 112 through 116, Lots 118 through 136, Lots 138 through 153, Lots 155 through 174, Lot 176, Lots 178 through 189, Lot 191, Lots 193 through 206, Lot 207A, Lots 209 through 224, Lots 226 through 237, Lots 240 through 248, and Lots 250 through 256, together with all Common Area, Swains Creek Pines Unit #1 Amended, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL: 25-A-1 through 25-A-2
PARCEL: 25-A-4 through 25-A-14
PARCEL: 25-A-16 through 25-A-18
PARCEL: 25-A-20
PARCEL: 25-A-22 through 25-A-31
PARCEL: 25-A-33 through 25-A-40
PARCEL: 25-A-42 through 25-A-53
PARCEL: 25-A-55A
PARCEL: 25-A-57 through 25-A-58
PARCEL: 25-A-60 through 25-A-77
PARCEL: 25-A-79A
PARCEL: 25-A-80 through 25-A-96
PARCEL: 25-A-98 through 25-A-100
PARCEL: 25-A-102
PARCEL: 25-A-104
PARCEL: 25-A-106 through 25-A-109
PARCEL: 25-A-110A
PARCEL: 25-A-112 through 25-A-116
PARCEL: 25-A-118 through 25-A-136
PARCEL: 25-A-138 through 25-A-153
PARCEL: 25-A-155 through 25-A-174
PARCEL: 25-A-176
PARCEL: 25-A-178 through 25-A-189
PARCEL: 25-A-191
PARCEL: 25-A-193 through 25-A-206
PARCEL: 25-A-207A
PARCEL: 25-A-209 through 25-A-224
PARCEL: 25-A-226 through 25-A-237
PARCEL: 25-A-240 through 25-A-248
PARCEL: 25-A-250 through 25-A-256

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Unit 2:

All of Lots 258 through 274, Lot 275A, Lots 277 through 304, Lots 306 through 307, Lots 309 through 312, Lot 314, Lots 316 through 325, Lots 327 through 347, Lots 349 through 351, and Lot 64-A-OL, together with all Common Area, Swains Creek Pines Unit 2, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL: 64-258 through 64-274
PARCEL: 64-275A
PARCEL: 64-277 through 64-304
PARCEL: 64-306 through 64-307
PARCEL: 64-309 through 64-312
PARCEL: 64-314
PARCEL: 64-316 through 64-325
PARCEL: 64-327 through 64-347
PARCEL: 64-349 through 64-351
PARCEL: 64-A-OL

Unit 3:

All of Lots 352 through 360, Lots 362 through 366, Lot 368, Lots 370 through 377, Lots 379 through 392, Lots 394 through 396, Lots 398 through 404, Lots 406 through 411, Lots 413 through 414, Lots 416 through 422, Lots 424 through 428, Lots 431 through 432, Lot 434, Lot 437, Lots 439 through 448, Lot 450, Lots 452 through 463, Lots 465 through 470, Lot 471A, Lots 473 through 474, Lots 476 through 480, Lots 482 through 489, Lots 491 through 502, Lots 504 through 505, Lots 509 through 510, Lot 512, Lots 514 through 524, Lot 526, Lots 528 through 531, Lot 533, Lots 535 through 546, Lots 548 through 549, Lots 551 through 559, Lots 561 through 565, Lots 567 through 569, Lot 571A, Lots 573 through 576, Lot 578, Lots 580 through 588, Lot 590A, Lots 591 through 609, Lots 611 through 621, Lot 623, Lots 625 through 628, Lots 630 through 639, Lot 641, Lots 643 through 649, Lots 651 through 653, Lots 655 through 665, Lot 667, Lot 669, Lot 672, Lots 674 through 676, Lots 678 through 679, Lots 681 through 683, Lots 685 through 696, Lots 698 through 702, Lots 704 through 705, Lot 707, Lot 709 through 711, Lots A-OL through D-OL, Lot B-1OL, and Lot C-OL-1, together with all Common Area, Swains Creek Pines Unit 3, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL: 81-352 through 81-360
PARCEL: 81-362 through 81-366
PARCEL: 81-368
PARCEL: 81-370 through 81-377
PARCEL: 81-379 through 81-392
PARCEL: 81-394 through 81-396
PARCEL: 81-398 through 81-404
PARCEL: 81-406 through 81-411
PARCEL: 81-413 through 81-414
PARCEL: 81-416 through 81-422
PARCEL: 81-424 through 81-428
PARCEL: 81-431 through 81-432

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PARCEL: 81-434
PARCEL: 81-437
PARCEL: 81-439 through 81-448
PARCEL: 81-450
PARCEL: 81-452 through 81-463
PARCEL: 81-465 through 81-470
PARCEL: 81-471A
PARCEL: 81-473 through 81-474
PARCEL: 81-476 through 81-480
PARCEL: 81-482 through 81-489
PARCEL: 81-491 through 81-502
PARCEL: 81-504 through 81-505
PARCEL: 81-509 through 81-510
PARCEL: 81-512
PARCEL: 81-514 through 81-524
PARCEL: 81-526
PARCEL: 81-528 through 81-531
PARCEL: 81-533
PARCEL: 81-535 through 81-546
PARCEL: 81-548 through 81-549
PARCEL: 81-551 through 81-559
PARCEL: 81-561 through 81-565
PARCEL: 81-567 through 81-569
PARCEL: 81-571A
PARCEL: 81-573 through 81-576
PARCEL: 81-578
PARCEL: 81-580 through 81-588
PARCEL: 81-590A
PARCEL: 81-591 through 81-609
PARCEL: 81-611 through 81-621
PARCEL: 81-623
PARCEL: 81-625 through 81-628
PARCEL: 81-630 through 81-639
PARCEL: 81-641
PARCEL: 81-643 through 81-649
PARCEL: 81-651 through 81-653
PARCEL: 81-655 through 81-656
PARCEL: 81-657 through 81-667
PARCEL: 81-669
PARCEL: 81-672
PARCEL: 81-674 through 81-676
PARCEL: 81-678 through 81-679
PARCEL: 81-681 through 81-683
PARCEL: 81-685 through 81-696
PARCEL: 81-698 through 81-702
PARCEL: 81-704 through 81-705
PARCEL: 81-707
PARCEL: 81-709 through 81-711

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PARCEL: 81-A-OL through 81-D-OL
PARCEL: 81-B-1OL
PARCEL: 81-C-OL-1

Unit 4:

All of Lots 1 through 4, together with all Common Area, Swains Creek Pines Unit 4, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL: 121-1 through 121-4

Harris Spring Ranches:

All of Lots 1 through 15, together with all Common Area, Harris Spring Ranches Amended & Restated, according to the Official Plat thereof, on file in the Office of the Recorder of Kane County, State of Utah.

PARCEL: 85-1 through 85-15

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