



ENT 26047:2021 PG 1 of 7  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Feb 10 4:40 pm FEE 1030.00 BY MA  
RECORDED FOR DR HORTON INC

**WHEN RECORDED RETURN TO:**

D.R. Horton, Inc.  
12351 South Gateway Park Place, Suite D-100  
Draper, Utah 84020  
Attn: Boyd A. Martin

Space above for County Recorder's Use

**AMENDED AND RESTATED  
NOTICE OF REINVESTMENT FEE COVENANT  
(NORTHSHORE)**

This Amended and Restated Notice of Reinvestment Fee Covenant (Northshore) (this "**Amended and Restated Notice**") is executed this 2 day of February, 2021 by D.R. Horton, Inc., a Delaware corporation ("**D.R. Horton**") and by Northshore Owners Association, Inc., a Utah nonprofit corporation (the "**Association**") for the purpose of amending, restating, superseding and replacing in its entirety that certain Notice of Reinvestment Fee Covenant (Northshore) that was recorded in the Office of the Recorder of Utah County, Utah on February 20, 2020 Entry No. 21261:2020 (the "**Prior Notice**"). The purpose for D.R. Horton and the Association executing and recording this Amended and Restated Notice is to revise the legal description of the Property, as defined below, that is subject to this Amended and Restated Notice. Upon the recording of this Amended and Restated Notice in the Office of the Recorder of Utah County, Utah, the Prior Notice shall be deemed to be released, vacated and of no further force and effect.

Pursuant to Section 57-1-46 of the Utah Code, this AMENDED AND RESTATED NOTICE OF REINVESTMENT FEE COVENANT (NORTHSHORE) is hereby given for that certain real property located in Utah County, Utah (the "**Property**") which is more particularly described on Exhibit A attached hereto and incorporated herein, with respect to the following:

1. The Declaration of Covenants, Conditions and Restrictions for Northshore dated January 31, 2020 (the "**Declaration**") was recorded in the Office of the Recorder of Utah County, Utah on February 20, 2020 as Entry No. 21260:2020. The Declaration has been supplemented and amended by that certain First Supplemental Declaration and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore, which was recorded in the Office of the Recorder of Utah County, Utah on September 4, 2020 as Entry No. 135120:2020. The Declaration was further supplemented and amended by that certain Second Supplemental Declaration and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore, which was recorded in the Office of the Recorder of Utah County, Utah on February 4, 2021, as Entry No. 21986:2021.

2. Pursuant to Section 7.6 of the Declaration, the Northshore Owners Association, Inc., a Utah nonprofit corporation (the "**Association**"), is authorized to collect a fee (the "**Reinvestment Fee**") upon the sale of certain transfers of portions of the Property (except for those certain transfers described in the Declaration that are not subject to the Reinvestment Fee).

3. The Reinvestment Fee is payable to the Association at the closing of the transfer of the title of the affected portion of the Property.

4. The Reinvestment Fee shall be paid to the Association, at the following address:

Northshore Owners Association, Inc.  
c/o Advantage Management  
P.O. Box 1006  
Orem, UT 84059-1006  
Phone: 801-235-7368

5. The burden of the Reinvestment Fee runs with the land and binds all successors in interest and assigns of the Property.

6. Unless terminated pursuant to the Declaration, the duration of the Reinvestment Fee is perpetual.

7. Pursuant to the Declaration, as supplemented and amended, the Reinvestment Fee shall belong to the Association, and the purpose of the Reinvestment Fee is to benefit the Property, including payment for common planning, facilities and infrastructure, obligations arising from an environmental covenant, community programming, resort facilities, open space, recreation amenities, charitable purposes or association expenses.

8. The Reinvestment Fees paid under the Declaration, as supplemented and amended, are required to benefit the Property.

9. The Reinvestment Fee (as more specifically set forth and described in the Declaration, as supplemented and amended) is the only reinvestment fee covenant to burden the Property, and no additional reinvestment fee covenant of any type or kind may be imposed on the Property.

IN WITNESS WHEREOF, the undersigned have executed this Amended and Restated Notice of Reinvestment Fee Covenant (NORTHSHORE) as of February 2, 2021.

[SIGNATURE PAGES FOLLOW]

NORTHSHORE OWNERS ASSOCIATION, INC.,  
a Utah nonprofit corporation

By: [Signature]  
Name: KRISSEL TRAVIS  
Title: President

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged to me this 2<sup>nd</sup> day of February, 2021,  
by KRISSEL TRAVIS, in his or her capacity as  
president of Northshore Owners Association, Inc., a Utah nonprofit  
corporation.



[Signature]  
NOTARY PUBLIC

D.R. HORTON, INC., a Delaware corporation

By: Adam R. Loser  
Name: Adam R. Loser  
Title: Vice President

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged to me this 2<sup>nd</sup> day of February, 2021, by Adam Loser, in his or her capacity as Vice President of D.R. HORTON, INC., a Delaware corporation.



KAR  
NOTARY PUBLIC



**EXHIBIT A  
TO  
AMENDED AND RESTATED  
NOTICE OF REINVESTMENT FEE COVENANT  
(NORTHSHORE)**

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As used in this AMENDED AND RESTATED NOTICE OF REINVESTMENT FEE COVENANT (NORTHSHORE), the term “**Property**” means and refers to that certain real property located in Utah County, State of Utah, more particularly described as follows:

**NORTHSHORE-OVERALL PROJECT LEGAL DESCRIPTION**

A portion of the Southeast Quarter and Northeast Quarter of Section 24, Township 5 South, Range 1 West, and the Southwest Quarter and Northwest Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah.

Beginning at a point located N0°10'34"W along the Section Line 8.48 feet and West 103.61 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 174.94 feet to the intersection with the southerly line of that real property described in Deed Entry No. 96711:2016; thence along said real property the following fourteen (14) courses: N80°44'22"E 36.65 feet; thence N69°06'55"E 103.01 feet; thence N29°48'55"W 20.26 feet; thence S68°18'12"W 92.75 feet; thence S80°44'22"W 60.37 feet; thence S85°38'36"W 67.83 feet; thence S88°49'39"W 16.19 feet; thence S89°34'52"W 277.93 feet; thence S89°57'27"W 163.58 feet; thence S89°26'51"W 162.70 feet; thence N88°57'40"W 175.05 feet; thence S88°19'44"W 25.94 feet (the previous nine courses follow along an existing fence line); thence S4°09'58"E 0.75 feet; thence S67°24'21"W 5.64 feet; thence West 0.72 feet to the southerly extension of an existing fence line; thence N0°07'30"W along said fence line 3.73 feet; thence S83°10'42"W 17.24 feet along the extension of and the north line of that real property described in Deed Entry No. 167823:2006; thence continuing along said north line S89°49'09"W 580.79 feet to an existing fence line; thence S0°05'00"E along said fence line 1.61 feet to the north line of that real property described in Deed Entry No. 167823:2006 in the official records of Utah County; thence along said north line the following six (6) courses: N89°46'13"W 44.62 feet; thence N89°43'48"W 256.26 feet; thence S89°41'22"W 239.13 feet; thence S89°56'36"W 278.42 feet; thence N89°32'36"W 44.87 feet; thence West 0.86 feet; thence N0°07'43"W along the Quarter Section Line and an existing fence line 1005.01 feet; thence N89°45'14"E 668.11 feet; thence N0°14'29"W 798.08 feet; thence N89°30'02"E 2.23 feet; thence North 113.07 feet; thence S89°45'46"W 153.72 feet; thence N0°14'14"W 713.17 feet to an existing fence line; thence N89°43'24"E along said fence line 814.05 feet to a fence corner in the west line of that real property described in Deed Entry No. 117221:2013; thence along said real property the following two(2) courses: N0°16'25"W 0.80 feet; thence N0°03'11"E 186.55 feet to the south line of that real property described in Deed Entry No. 11728:2013; thence along said real property the following two(2) courses: West 1.10 feet; thence N0°04'00"W 463.54 feet; thence N0°08'11"W along an existing fence line 1495.70 feet to a fence corner and the north line of that real property described in Deed Entry No. 85173:2018; thence along said real property and an existing fence line the following three(3) courses: S89°25'33"E 863.78 feet; thence S2°20'27"W 248.43 feet;

thence S89°28'13"E 715.17 feet; thence S0°40'27"W 387.31 feet; thence S89°34'33"E 7.43 feet; thence S0°45'27"W 446.88 feet; thence N89°57'00"E 7.43 feet; thence South 58.55 feet to the south line of that real property described in Deed Entry No. 85173:2018; thence N89°40'00"W along said real property 8.41 feet; thence South 658.08 feet; thence West 9.17 feet to the northeast corner of that real property described in Deed Entry No. 117221:2013; thence S0°31'08"W along said real property 634.91 feet to an existing fence; thence along an existing fence line the following eight(8) courses: N89°25'18"W 680.77 feet; thence S1°26'10"W 326.59 feet; thence S2°10'00"E 15.56 feet; thence S89°08'00"E 218.29 feet; thence S89°52'00"E 103.93 feet; thence N89°51'00"E 193.61 feet; thence N87°40'00"E 59.82 feet; thence N88°40'00"E 110.27 feet to a rebar and cap (Wilson) marking the northeast corner of that real property described in Deed Entry No. 36827:1992, also being at a fence corner; thence S0°37'00"W along the westerly right-of-way line of Saratoga Road 638.64 feet to the north line of that real property described in Deed Entry No. 125178:2009; thence along said real property the following three (3) courses: N89°46'12"W 659.09 feet; thence S0°03'24"E 42.81 feet; thence S0°49'21"E 117.33 feet; thence S89°10'39"W 200.00 feet; thence S0°49'21"E 200.00 feet; thence N89°10'39"E 200.00 feet; thence N0°49'21"W 11.02 feet; thence S89°46'11"E 656.09 feet; thence South 692.23 feet to the southeasterly right-of-way line of Saratoga Road; thence along said right-of-way along the arc of a 619.50 foot radius non-tangent curve to the right (radius bears: N67°57'34"W) 454.77 feet through a central angle of 42°03'36" (chord: S43°04'14"W 444.62 feet) to the point of beginning.

**Contains: ±210.94 Acres**

**LESS AND EXCEPTING THEREFROM THE FOLLOW DESCRIBED PARCEL OWNED BY SARATOGA SPRINGS CITY:**

Beginning at a point located 1,104.90 feet West and 2,264.96 feet South, from the Northeast Corner of Section 24, Township 5 South, Range 1 West, SLB&M to the POINT OF BEGINNING running: thence West a distance of 200.00 feet; thence South a distance of 200.00 feet; thence East a distance of 200.00 feet; thence North a distance of 200.00 feet to said POINT OF BEGINNING.

**Contains: ±0.92 Acres**

**LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

Lot 1, Plat B-1, Northshore Subdivision, Saratoga Springs, Utah, according to the plat thereof on file and of record in the Utah County Recorder's Office, Utah.

Parcel NO. 43:361:0001

**Contains: ±4.18 Acres**

**LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

**LOT #1, NORTHSORE PLAT F-2**



BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1029.63 FEET AND WEST 1189.70 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 100.61 FEET; THENCE ALONG THE ARC OF A 1162.00 FOOT RADIUS CURVE TO THE LEFT 540.36 FEET THROUGH A CENTRAL ANGLE OF 26°38'38" (CHORD: S76°40'41"W 535.50 FEET); THENCE S63°21'22"W 130.72 FEET; THENCE N26°38'38"W 136.99 FEET; THENCE N0°14'29"W 530.28 FEET; THENCE N89°45'31"E 54.67 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 52.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N31°32'11"E) 28.75 FEET THROUGH A CENTRAL ANGLE OF 31°40'55" (CHORD: S74°18'17"E 28.39 FEET); THENCE N89°51'16"E 651.22 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 36.75 FEET THROUGH A CENTRAL ANGLE OF 35°05'48" (CHORD: S72°35'50"E 36.18 FEET); THENCE ALONG THE ARC OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT 17.18 FEET THROUGH A CENTRAL ANGLE OF 9°59'39" (CHORD: S50°03'06"E 17.16 FEET); THENCE S45°03'16"E 7.12 FEET; THENCE ALONG THE ARC OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT 6.30 FEET THROUGH A CENTRAL ANGLE OF 3°39'43" (CHORD: S43°13'25"E 6.29 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 43.27 FEET THROUGH A CENTRAL ANGLE OF 41°19'25" (CHORD: S20°43'50"E 42.34 FEET); THENCE S0°04'08"E 283.04 FEET; THENCE S7°07'30"W 27.95 FEET; THENCE S0°04'08"E 83.08 FEET TO THE POINT OF BEGINNING.

**CONTAINS: ±9.61 ACRES**

**Net Area Contains ±196.23 Acres**