

After Recording Return to:
The Vine Owners' Association, Inc.
1129 W River Hills Drive
Riverton, UT 84065

ENT **110750:2017** PG 1 of 3
Jeffery Smith
Utah County Recorder
2017 Nov 07 02:42 PM FEE 40.00 BY VP
RECORDED FOR Invictus Law
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE

Pursuant to Utah Code Annotated (the "Act") Section 57-1-46 The Vine Owners' Association, Inc., a Utah Nonprofit Corporation ("Association") hereby gives notice and has a "reinvestment fee covenant" (as such term is identified in Section 57-1-46 of the Act), which reinvestment fee covenant burdens all that certain real property described in **Exhibit A** attached hereto (the "Property") and incorporated herein by this reference.

The reinvestment fee covenant was created by and is set forth in Section 6.4 of the Declaration of Covenants, Conditions, and Restrictions ("CC&R's") for The Vine Apartment P.U.D. recorded September 15, 2016 as Entry No. 90278:2016 Page 1 of 43 of the records of the Utah County Recorder (the "Declaration").

The reinvestment fee covenant requires, among other things, that upon any transfer of any of the real property described on Exhibit A attached hereto, the transferee is required to pay a real estate transfer assessment determined in accordance with Section 6.4 of the Declaration, unless the transfer is specifically excluded.

The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest, and assigns.

The imposition of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the Property.

The duration of the reinvestment fee covenant is thirty (30) years from the date of the recording of the CC&R's, which duration will be automatically extended for successive periods of ten (10) years unless the CC&R's is terminated in accordance with its terms or the Association otherwise approves the termination of the reinvestment fee covenant.

The purpose of the reinvestment fee covenant is to enable the Association to pay common planning, facilities and infrastructure costs, open space, recreation amenities and other association expenses. The reinvestment fee covenant to benefit the burdened property.

The initial reinvestment fee shall be \$500.00 per unit (ie. A building with 18 units tied to the Tax ID No. 18EA x \$500.00 = \$9,000.00), however this reinvestment fee is subject to change; contact the Association for current amount.

The name, address, phone and e-mail of the beneficiary of the reinvestment fee covenant:

The Vine Owners' Association, Inc.
658 E 250 N

Vineyard, UT 84042

Association Phone: (801) 704-3440

Association E-mail: hoa@rentthevine.com

Dated: September 22, 2016

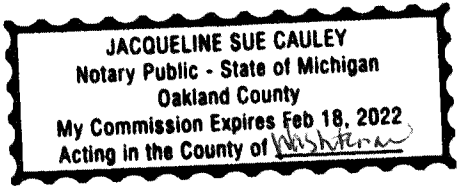
The Vine Owners' Association, Inc.

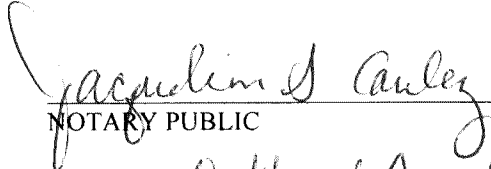


By: Brian Bird
Its: Authorized Agent

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STATE OF ~~UTAH~~)
 Oakland)ss
COUNTY OF ~~UTAH~~)

The execution of the foregoing instrument was acknowledged before me this 22nd day of September, 2016 by Brian Bird, as an Authorized Agent of The Vine Owners' Association Inc., who is personally known to me or who has provided an acceptable and adequate identification.




NOTARY PUBLIC
Residing at: Oakland County
My Commission Expires: Feb 18, 2022

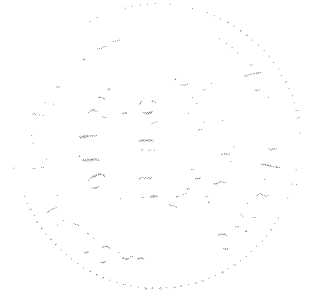


EXHIBIT A

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27, The Vine Apartments Plat, Planned Unit Development, a revision and vacation of Lot 2 of Geneva Park East, Phase Two Subdivision, as the same is identified in the recorded survey map in Utah County, Utah, as Entry No. 24514:2016, and Map Filing No. 14991, and in the Declaration of Covenants, Conditions and Restrictions, recorded in Utah county, as Entry No. 90278:2016.

Together with the pertinent easement over and rights of use and enjoyment of said project's common areas as established in the above mentioned Declaration of Easements, Covenants, Conditions and Restrictions.

Tax Parcel ID No's.

54:316:0001
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