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9/18/2013 2:23:00 PM \$19.00  
Book - 10178 Pg - 5275-5278  
Gary W. Ott  
Recorder, Salt Lake County, UT  
RAY QUINNEY & NEBEKER  
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO:

Independence at the Point Master Owners Association, Inc.  
c/o Bryan J. Flamm  
1099 West South Jordan Parkway  
South Jordan, UT 84095

**SUPPLEMENTAL NOTICE OF REINVESTMENT FEE COVENANT**

*Independence at the Point  
(Plats G-3, D-7, E-2, E-3, and E-4)*

*Bluffdale City, Salt Lake County, State of Utah*

Pursuant to Utah Code Ann. §57-1-46(6), this supplemental notice is hereby provided that each Lot and Parcel that is part of the development project to be completed upon the real property situated in Bluffdale City, Salt Lake County, State of Utah, which is more fully described in Exhibit A hereto (the "**Project**"), and which is subject to that certain Supplemental Declaration for Independence at the Point (Expansion of Master Declaration to Add Property Comprising Future Plats G-3, D-7, E-2, E-3, and E-4), recorded with the Salt Lake County Recorder's Office on August 14, 2013, as Entry No. 11704437 (the "**Supplemental Declaration**"), and to that certain Declaration of Covenants, Conditions, Easements and Restrictions for Independence at the Point recorded with the Salt Lake County Recorder's Office on October 17, 2012, as Entry No. 11493945 (the "**Master Declaration**") (the Supplemental Declaration and the Master Declaration shall be referred to collectively as the "**Declaration**"), is subject to a reinvestment fee covenant requiring payment to the Association (defined below) of an amount to be established by the board of directors of the Association (the "**Board**") from time to time, provided that in no event shall the reinvestment fee exceed the lesser of (a) \$1,000 total (as adjusted from time to time in the Board's reasonable judgment for inflation), (b) 0.5% of the value of the applicable Lot or Parcel, or (c) the maximum rate permitted by applicable law.

In connection with the Master Declaration, a Notice of Reinvestment Fee Covenant was previously recorded with the Salt Lake County Recorder's Office on February 7, 2013, as Entry No. 11572462. With the recording of the Supplemental Declaration, the undersigned provides this supplemental notice with respect to the Project. Capitalized terms not otherwise defined herein shall have the meaning assigned to them in the Declaration.

1. The "**Association**" means Independence at the Point Master Owners Association, Inc., and the fee under the reinvestment fee covenant shall be paid to the Association and delivered to:

Independence at the Point Master Owners Association, Inc.  
1099 West South Jordan Parkway  
South Jordan, UT 84095

2. The reinvestment fee covenant, which is described in Section 7.9 of the Master Declaration, is intended to run with the land and to bind all successors in interest and assigns.
3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The reinvestment fee covenant shall remain in full force and effect for so long as the Declaration encumbers the Project.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide the Association with funds sufficient to maintain, repair, and otherwise preserve the Community Areas of the Project.
6. The fee required to be paid to the Association under the reinvestment fee covenant is required to be used by the Association to benefit the burdened property, including, without limitation, to maintain, repair, and otherwise preserve the Community Areas of the Project for the benefit of all of the Lots and Parcels encumbered by the Declaration.

WHEREFORE, this Supplemental Notice of Reinvestment Fee Covenant is executed by the undersigned authorized representative of the Association.


**ASSOCIATION:**

INDEPENDENCE AT THE POINT  
 MASTER OWNERS ASSOCIATION,  
 INC., a Utah nonprofit corporation

By:   
 Bryan J. Flamm, President

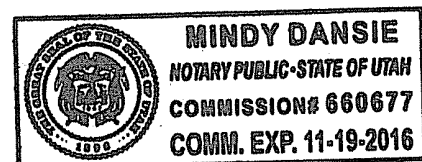
STATE OF UTAH                    )  
   : ss.  
 COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2013, by Bryan J. Flamm, President of Independence at the Point Master Owners Association, Inc., a Utah nonprofit corporation.

  
 Notary Public

My Commission Expires:

1247302



**EXHIBIT "A"**

(Legal Description of the property)

The following real property located in Salt Lake County, Utah:

**INDEPENDENCE AT THE POINT, PLAT G-3 + OPEN SPACE**

A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF INDEPENDENCE AT THE POINT, PLAT D-1, SAID POINT BEING LOCATED S89°46'54"W ALONG THE SECTION LINE 1682.35 FEET AND SOUTH 302.50 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S0°13'06"E ALONG SAID PLAT LINE 22.36 FEET; THENCE S30°26'01"W ALSO ALONG SAID PLAT LINE 750.89 FEET; THENCE N52°05'21"W 292.49 FEET; THENCE N30°26'01"E 676.22 FEET; THENCE N89°46'54"E 58.12 FEET; THENCE S30°26'01"W 52.41 FEET; THENCE S59°33'59"E 150.00 FEET; THENCE N30°26'01"E 32.04 FEET; THENCE N89°46'54"E 91.37 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.64± ACRES

**INDEPENDENCE AT THE POINT, PLAT D-7**

A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°46'54"W ALONG THE SECTION LINE 1506.48 FEET AND SOUTH 1672.23 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S37°54'39"W 320.00 FEET; THENCE N52°05'21"W 430.00 FEET; THENCE N37°54'39"E 320.00 FEET; THENCE S52°05'21"E 430.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.16± ACRES

**INDEPENDENCE AT THE POINT, PLAT E-2 & C-1 COMBINED**

A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°46'54"W ALONG THE SECTION LINE 387.79 FEET AND SOUTH 1025.80 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S39°05'30"W 85.14 FEET; THENCE S16°01'46"W 171.69 FEET; THENCE ALONG THE ARC OF A 723.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N16°02'56"E) TO THE LEFT 46.52 FEET THROUGH A CENTRAL ANGLE OF 3°41'11" (CHORD: S75°47'40"E 46.51 FEET); THENCE ALONG THE ARC OF A 830.00 FOOT RADIUS CURVE TO THE RIGHT 131.62 FEET THROUGH A CENTRAL ANGLE OF 9°05'09" (CHORD: S73°05'41"E 131.48 FEET); THENCE N72°11'00"E 85.92 FEET; THENCE ALONG THE ARC OF A 5115.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S64°37'10"E) TO THE LEFT 162.25 FEET THROUGH A CENTRAL ANGLE OF 1°49'03" (CHORD: S24°28'18"W 162.25 FEET); THENCE ALONG THE ARC OF A 1132.50 FOOT RADIUS CURVE TO THE RIGHT 17.48 FEET THROUGH A CENTRAL ANGLE OF 0°53'05" (CHORD: S24°00'19"W 17.48 FEET); THENCE N22°50'18"W 82.57 FEET;

THENCE ALONG THE ARC OF A 764.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S21°24'48"W) TO THE LEFT 120.69 FEET THROUGH A CENTRAL ANGLE OF 9°03'03" (CHORD: N73°06'43"W 120.56 FEET); THENCE ALONG THE ARC OF A 789.00 FOOT RADIUS CURVE TO THE RIGHT 391.98 FEET THROUGH A CENTRAL ANGLE OF 28°27'55" (CHORD: N63°24'18"W 387.97 FEET); THENCE ALONG THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE LEFT 6.89 FEET THROUGH A CENTRAL ANGLE OF 78°57'49" (CHORD: N88°39'15"W 6.36 FEET); THENCE ALONG THE ARC OF A 1430.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N38°08'10"W) TO THE LEFT 299.41 FEET THROUGH A CENTRAL ANGLE OF 11°59'47" (CHORD: N45°51'57"E 298.87 FEET); THENCE S50°07'57"E 123.00 FEET; THENCE ALONG THE ARC OF A 1553.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N50°07'57"W) TO THE LEFT 72.33 FEET THROUGH A CENTRAL ANGLE OF 2°40'07" (CHORD: N38°31'59"E 72.33 FEET); THENCE S52°48'05"E 87.18 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.29± ACRES

**INDEPENDENCE AT THE POINT, PLATS E-3 & E-4**

**LOCATED IN THE NORTHWEST 1/4 OF SECTION 13 & THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°39'39" EAST ALONG THE SECTION LINE 422.38 FEET; THENCE ALONG THE ARC OF A 10,027.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: NORTH 63°28'20" WEST) TO THE RIGHT 883.70 FEET THROUGH A CENTRAL ANGLE OF 5°02'58" (CHORD: SOUTH 29°03'08" WEST 883.41 FEET); THENCE SOUTH 30°41'39" WEST 158.84 FEET; THENCE SOUTH 24°08'49" WEST 205.24 FEET; THENCE SOUTH 24°41'31" WEST 208.68 FEET; THENCE NORTH 11°21'38" EAST 1,313.97 FEET TO THE POINT OF BEGINNING.**

Tax Serial Nos. 33-14-200-021, 33-14-251-023, 33-14-200-024 and 33-12-300-073