

Lots 101 through 117, and 119 through 143
Parcel Numbers: 11-897-0101 through 11-897-0117, and 11-897-0119 through 11-897-0143

AMENDED NOTICE OF REINVESTMENT FEE COVENANT

(Talbot Estates P.R.U.D. aka Talbot Heights)

Pursuant to Utah Code Ann. §57-1-46(6), the Talbot Heights Owners Association, Inc. (the “**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, which is subject to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Talbot Heights, recorded with the Davis County Recorder on April 21, 2022 as Entry No. 3471887, and any amendments or supplements thereto (the “**Declaration**”). A previous “Notice of Reinvestment Fee” may have been recorded against the Burdened Property on October 21, 2021. To the extent it was recorded, it is no longer valid and is superseded and replaced by this Amended Notice.

The Declaration contains a Reinvestment Fee Covenant that permits the Association to assess a reinvestment fee. The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant or an affiliate of the Declarant as provided in the Declaration, is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 5.19 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code §57-1-46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Talbot Heights/Talbot Estates** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
Talbot Heights Owners Association, Inc.
c/o HOA Solutions
138 E. 12300 S, Suite C-480
Draper, Utah 84020
2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.
4. The duration of the Reinvestment Fee Covenant is perpetual. The Association may, by and through a vote as provided for in the amendment provisions of the Declaration, amend or terminate the Reinvestment Fee Covenant.
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (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) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. This Notice of Reinvestment Fee Covenant supersedes and replaces in its entirety any such previously recorded notice.

IN WITNESS WHEREOF, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Davis County Recorder.

DATED this 29 day of April, 2022.

Lennar Homes of Utah, LLC

By: [Signature]

Its: Division President

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 28 day of April, 2022, personally appeared before me Bryson Fish who by me being duly sworn, did say that she/he is an authorized representative of Lennar Homes of Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public



EXHIBIT A
Legal Description
42 Lots

All lots within Talbot Estates Phase 1A PRUD, according to the official plat filed in the office of the Davis County Recorder.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest and Southwest Quarters of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of a frontage road of UDOT Project No. S-0089(406)398 (also known as Mountain Road), said point being North 00°32'09" East 1,316.48 feet and East 416.58 feet from the Southwest Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Easterly Right-of-Way Line of a frontage road the following three (3) courses:

- (1) Northwesterly 39.85 feet along the arc of a 560.20 foot radius curve to the left (center bears South 86°46'06" West and the chord bears North 05°16'11" West 39.85 feet with a central angle of 04°04'34")
- (2) Northwesterly 456.54 feet along the arc of a 4,960.00 foot radius curve to the right (center bears North 84°31'04" East and the chord bears North 02°50'43" West 456.38 feet with a central angle of 05°16'26");
- (3) North 00°12'30" West 354.41 feet;
thence North 59°33'04" East 35.93 feet;
thence South 30°26'56" East 213.52 feet;
thence North 51°51'01" East 100.91 feet;
thence North 62°01'16" East 40.04 feet;
thence North 59°33'04" East 96.00 feet;
thence South 30°26'56" East 109.98 feet;
thence North 59°33'04" East 96.00 feet;
thence North 51°31'16" East 40.40 feet;
thence North 59°33'04" East 96.00 feet;
thence South 30°26'56" East 74.00 feet;
thence North 88°00'31" East 133.30 feet;
thence North 01°59'29" West 439.50 feet;
thence Northwesterly 23.37 feet along the arc of a 15.00 foot radius curve to the left (center bears South 88°00'31" West and the chord bears North 46°37'18" West 21.08 feet with a central angle of 89°15'39");
thence North 19°51'26" East 40.26 feet;
thence North 24°35'10" East 113.82 feet to the Southerly Boundary Line of Ott Estates Amended Subdivision;
thence North 88°44'53" East 153.56 feet along said Southerly Boundary Line;
thence South 00°49'49" West 298.48 feet;
thence South 88°00'31" West 149.96 feet;
thence South 01°59'29" East 149.40 feet;
thence North 88°00'31" East 142.60 feet;
thence South 00°49'49" West 439.20 feet;
thence South 83°42'41" West 322.36 feet;
thence South 51°51'01" West 741.79 feet to the point of beginning.

Contains 522,214 Square Feet or 11.988 Acres and 42 Lots

Lot Parcels Numbers:

- 11-897-0101 through 11-897-0117, and
11-897-0119 through 11-897-0143.