



ENT 74728:2019 PG 1 of 7  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Aug 07 9:45 am FEE 302.00 BY DA  
RECORDED FOR D R HORTON

**WHEN RECORDED RETURN TO:**

D.R. Horton, Inc.  
12351 South Gateway Park Place, Suite D-100  
Draper, Utah 84020  
Attn: Krisel Travis

Space above for County Recorder's Use

**NOTICE OF REINVESTMENT FEE COVENANT  
COLD SPRING RANCH**

Pursuant to Section 57-1-46 of the Utah Code, this NOTICE OF REINVESTMENT FEE COVENANT COLD SPRING RANCH 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 COLD SPRING RANCH dated August 1, 2019 (the "Declaration") was recorded in the Office of the Recorder of Utah County, Utah on August 1, 2019 as Entry No. 72840:2019.

2. Pursuant to Section 7.6 of the Declaration, the CSR 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:

CSR Owners Association  
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, 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 are required to benefit the Property.

9. The Reinvestment Fee (as more specifically set forth and described in the Declaration) 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 Notice of Reinvestment Fee Covenant COLD SPRING RANCH as of August 5, 2019.

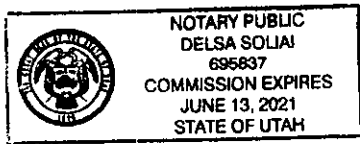
[SIGNATURE PAGES FOLLOW]

CSR Owners Association, Inc., a Utah nonprofit corporation

By: [Signature]  
Name: Krisel Travis  
Title: President

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

The foregoing instrument was acknowledged to me this 1 day of August, 2019, by Krisel Travis, in his or her capacity as President of CSR Owner Association, a Utah nonprofit corporation.



[Signature]  
NOTARY PUBLIC  
Residing at: Utah Cantt

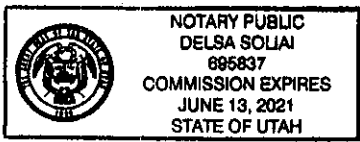
My commission expires:  
June 13, 2021

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

By: [Signature]  
Name: Jonathan S. Thornley  
Title: Division CFO

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

The foregoing instrument was acknowledged to me this 1 day of August, 2019, by Jonathan S. Thornley, in his or her capacity as Division CFO of D.R. HORTON, INC., a Delaware corporation.



[Signature]  
NOTARY PUBLIC  
Residing at: Utah Cantt

My commission expires:  
June 13, 2021

**EXHIBIT A  
TO  
NOTICE OF REINVESTMENT FEE COVENANT  
COLD SPRING RANCH**

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As used in this NOTICE OF REINVESTMENT FEE COVENANT COLD SPRING RANCH, the term "Property" means and refers to that certain real property located in Utah County, State of Utah, more particularly described as follows:

**COLD SPRING RANCH – MD1**

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 350.19 feet and North 1679.71 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 351.84 feet; thence N0°00'08"W 614.00 feet; thence East 496.08 feet; thence along the arc of a 1246.00 foot radius non-tangent curve (radius bears: S67°02'07"E) to the left 492.77 feet through a central angle of 22°39'35" (chord: S11°38'06"W 489.57 feet); thence S0°18'19"W 89.73 feet; thence along the arc of a 45.00 foot radius curve to the right 70.45 feet through a central angle of 89°42'16" (chord: S45°09'09"W 63.47 feet) to the point of beginning.

Contains: ±5.95 Acres

**COLD SPRING RANCH – MD5, PHASE 1, LESS SCHOOL PARCEL**

A portion of the Southeast Quarter of Section 11 and the Southwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 244.96 feet and North 966.48 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 1163.00 foot radius non-tangent curve to the right 76.04 feet (radius bears: S88°37'29"E) through a central angle of 3°44'46" (chord: N3°14'54"E 76.03 feet); thence N5°07'17"E 124.56 feet; thence along the arc of a 1237.00 foot radius curve to the left 103.98 feet through a central angle of 4°48'59" (chord: N2°42'48"E 103.95 feet); thence N0°18'19"E 543.23 feet; thence along the arc of a 1163.00 foot radius curve to the right 63.92 feet through a central angle of 3°08'57" 63.92 feet (chord: N1°52'47"E 63.91 feet); thence S65°22'05"E 392.60 feet; thence N89°57'25"E 1090.78 feet; thence S18°09'00"E 126.25 feet; thence S89°57'25"W 285.29 feet; thence South 123.00 feet; thence S89°57'25"W 51.72 feet; thence South 302.00 feet; thence S30°18'04"E 93.92 feet; thence along the arc of a 1500.00 foot radius non-tangent curve (radius bears: S30°18'04"E) to the left 305.86 feet through a central angle of 11°40'59" (chord: S53°51'26"W 305.33 feet); thence S48°00'57"W 91.17 feet; thence along the arc of a 303.00 foot radius curve to the right 365.43 feet through a central angle of 69°06'03" (chord: S82°33'58"W 343.68 feet); thence N62°53'01"W 196.64 feet; thence along the arc of a 1050.00 foot radius curve to the left 293.53 feet through a central angle of 16°01'01" (chord: N70°53'31"W 292.57 feet); thence N78°54'02"W 92.40 feet; thence along

the arc of a 45.00 foot radius non-tangent curve (radius bears: S25°46'13"E) to the left 49.37 feet through a central angle of 62°51'15" (chord: S32°48'09"W 46.93 feet) to the point of beginning.

LESS AND EXCEPTING Parcel A, Plat MD 5, Phase 1, Cold Spring Ranch Subdivision.

Contains: ±14.01 Acres

### **COLD SPRING RANCH – MD5, PHASE 2**

A portion of the Southwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located N89°52'38"E along the section line 977.75 feet and North 1085.58 feet from the Southwest Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being S89°51'47"W from the Southeast Corner to the South Quarter of Section 11); thence N30°18'04"W 93.92 feet; thence North 302.00 feet; thence N89°57'25"E 51.72 feet; thence North 123.00 feet; thence N89°57'25"E 285.29 feet; thence S18°09'00"E 358.97 feet; thence along the arc of a 2000.00 foot radius non-tangent curve (radius bears: S16°39'11"E) to the left 23.97 feet through a central angle of 0°41'12" (chord: S73°00'13"W 23.97 feet); thence S72°39'37"W 72.03 feet; thence along the arc of 1500.00 foot radius curve to the left 339.33 feet through a central angle of 12°57'41" (chord: S66°10'46"W 338.61 feet) to the point of beginning.

Contains: ±3.73 Acres

### **COLD SPRING RANCH – HD1**

A portion of the Southeast Quarter and the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 205.98 feet and North 2293.36 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 1075.26 feet; thence N0°02'00"W 472.08 feet; thence N89°45'33"E 1047.46 feet; thence N6°25'53"E 16.54 feet; thence N88°30'38"E 194.42 feet; thence along the arc of a 1154.00 foot radius non-tangent curve (radius bears: N83°32'15"W) to the right 426.87 feet through a central angle of 21°11'38" (chord: S17°03'33"W 424.44 feet); thence along the arc of a 1246.00 foot radius curve to the left 102.02 feet through a central angle of 4°41'29" (chord: S25°18'38"W 101.99 feet) to the point of beginning.

Contains: ±12.87 Acres

### **COLD SPRING RANCH – HD2**

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, and more particularly described as follows:

Beginning at a point located S89°51'47"W along the section Line 1306.91 feet and North 760.72 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 25.95 feet; thence along the arc of a 2062.00 foot radius curve to the left 467.86 feet through a central angle of 13°00'01" (chord: S83°30'00"W 466.86 feet); thence along the arc of a 21.00 foot radius curve to the right 33.40 feet through a central angle of 91°07'09" (chord: N57°26'26"W 29.99 feet); thence N11°52'52"W 574.81 feet; thence

along the arc of a 2165.00 foot radius non-tangent curve (radius bears: S10°14'24"E) to the right 386.93 feet through a central angle of 10°14'24" (chord: N84°52'48"E 386.42 feet); thence East 212.79 feet; thence S0°02'00"E 72.28 feet; thence along the arc of a 1031.00 foot radius curve to the left 246.12 feet through a central angle of 13°40'39" (chord: S6°52'20"E 245.54 feet); thence S13°42'39"E 58.97 feet; thence along the arc of a 469.00 foot radius curve to the right 112.23 feet through a central angle of 13°42'39" (chord: S6°51'20"E 111.96 feet); thence South 54.77 feet; thence along the arc of a 21.00 foot radius curve to the right 32.99 feet through a central angle of 90°00'00" (chord: S45°00'00"W 29.70 feet) to the point of beginning. Contains: ±7.47 Acres

### **COLD SPRING RANCH – HD3**

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 1264.00 feet and North 388.56 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S86°32'27"W 69.67 feet; thence S75°19'55"W 92.58 feet; thence S74°39'55"W 324.72 feet; thence N15°04'11"W 372.99 feet; thence N76°17'21"E 27.11 feet; thence along the arc of a 2000.00 foot radius curve to the right 478.60 feet through a central angle of 13°42'39" (chord: N83°08'40"E 477.46 feet); thence East 68.86 feet; thence South 310.06 feet to the point of beginning.

Contains: ±4.21 Acres

### **COLD SPRING RANCH – HD4**

A portion of the Southeast Quarter Sections 11 and the Southwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S89°51'47"W along the section line 129.03 feet; thence N10°04'41"W 141.81 feet; thence along the arc of a 250.75 foot radius curve to the right 24.56 feet through a central angle of 5°36'41" (chord: N7°16'21"W 24.55 feet); thence N4°28'00"W 301.92 feet; thence along the arc of a 1237.00 foot radius curve to the left 109.04 feet through a central angle of 5°03'01" (chord: N6°59'31"W 109.00 feet); thence East 955.34 feet; thence S22°40'03"E 182.97 feet to the westerly bank of the Jordan River; thence along said westerly bank the following six (6) courses: S40°06'13"W 55.08 feet; thence S29°50'43"W 45.33 feet; thence S36°48'20"W 111.34 feet; thence S41°44'07"W 129.89 feet; thence S45°16'15"W 92.68 feet; thence S59°14'33"W 137.52 feet; thence S89°52'38"W 436.89 feet to the point of beginning.

Contains: ±11.43 Acres

### **COLD SPRING RANCH – HD5**

A portion of the Southeast Quarter and the Northeast Quarter of Section 11 and the Southwest Quarter and the Northwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 63.62 feet and North 2335.23 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt

Lake Base and Meridian; thence along the arc of a 45.00 foot radius non-tangent curve (radius bears: N49°17'23"E) to the right 52.17 feet through a central angle of 66°25'38" (chord: N7°29'48"W 49.30 feet); thence along the arc of a 1237.00 foot radius curve to the left 378.66 feet through a central angle of 17°32'21" (chord: N16°56'51"E 377.19 feet); thence N89°48'41"E 565.50 feet; thence S18°09'00"E 318.60 feet; thence East 284.14 feet; thence S18°09'00"E 129.44 feet; thence West 977.80 feet; thence along the arc of a 472.00 foot radius curve to the right 116.08 feet through a central angle of 14°05'29" (chord: N82°57'15"W 115.79 feet) to the point of beginning.

Contains: ±7.52 Acres