

E 3137075 B 7172 P 932-935
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/04/2019 04:04 PM
FEE \$168.00 Pgs: 4
DEP RTT REC'D FOR D R HORTON INC

168
4

WHEN RECORDED RETURN TO:

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

RETURNED

JAN 04 2019

09-431-0101 thru 0153

Space above for County Recorder's Use

**NOTICE OF REINVESTMENT FEE COVENANT
MECHAM MEADOWS**

Pursuant to Section 57-1-46 of the Utah Code, this NOTICE OF REINVESTMENT FEE COVENANT MECHAM MEADOWS is hereby given for that certain real property located in Davis 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 Mecham Meadows dated December 19, 2018 (the "Declaration") was recorded in the Office of the Recorder of Davis County, Utah on December 20, 2018 as Entry No. 3134903 Book 7164 Page 326-370.
2. Pursuant to Section 2.45 of the Declaration, the Mecham Meadows 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:

Mecham Meadows Owners Association, Inc.
P O Box 1006
Orem, Utah 84059-1006
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 Mecham Meadows as of 4 day of January, 2019.

**EXHIBIT A
TO
NOTICE OF REINVESTMENT FEE COVENANT MECHAM MEADOWS**

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

Phase 1

**LEGAL DESCRIPTION
PREPARED FOR
MECHAM MEADOWS
LAYTON, UTAH
(Revised: October 16, 2018)
16-281**

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 10, and the NE1/4 of Section 9, Township 4 North, Range 1 West, Salt Lake Base & Meridian, located in Layton, Utah, more particularly described as follows:

Beginning at a point on a Boundary Line Agreement recorded in Deed Book 6725 Page 47 of the Official Records of Davis County, located N0°07'20"E along the Section line 406.15 feet from the West 1/4 Corner of Section 10, T4N, R1W, S.L.B. & M.; thence S89°48'00"W along said Agreement 121.44 feet to the easterly line of an 80.00 foot wide roadway (Fairfield Road) as defined and described in Deed Book 3074 Page 15 and Deed Book 3038 Pages 13 & 16; thence N0°23'30"E along said deeds and the easterly line of said roadway 100.34 feet to the southerly line of that Real Property described in Deed Book 2613 Page 744 of the Official Records of Davis County; thence along said deed the following 3 (three) courses and distances: S88°36'10"E 142.81 feet; thence N0°07'20"E 100.00 feet; thence N88°36'10"W 142.34 feet to the easterly line of said 80 foot roadway; thence N0°23'30"E along said roadway 49.64 feet; thence continuing along said roadway the following 4 (four) courses and distances as defined and constructed per the Fairfield Road Right-of way Dedication Plat, according to the Official Plat thereof on file in the Office of the Davis County Recorder: thence N89°58'27"E 20.96 feet; thence N0°01'33"W 180.00 feet; thence S89°58'27"W 10.00 feet; thence N0°01'33"W 211.71 feet; thence N89°58'27"E 11.87 feet; thence S63°00'21"E 104.57 feet; thence N09°40'32"E 39.96 feet; thence along the arc of a curve to the right with a radius of 229.00 feet a distance of 69.05 feet through a central angle of 17°16'36" Chord: N18°18'50"E 68.79 feet; thence S63°02'52"E 58.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 171.00 feet (radius bears: S63°02'52"E) a distance of 20.48 feet through a central angle of 06°51'44" Chord: S23°31'16"W 20.47 feet; thence East 564.13 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 171.00 feet (radius bears: N80°59'32"W) a distance of 1.57 feet through a central angle of 00°31'33" Chord: N08°44'41"E 1.57 feet; thence N08°28'56"E 5.13 feet; thence S81°31'04"E 58.00 feet; thence S69°07'30"E 168.06 feet; thence S20°42'10"W 61.84 feet; thence S09°30'20"W 51.50 feet; thence S20°42'10"W 367.95 feet; thence S69°30'43"E 106.51 feet; thence N10°28'27"E 24.88 feet; thence along the arc of a curve to the right with a radius of 229.00 feet a distance of 40.88 feet through a central angle of 10°13'43" Chord: N15°35'18"E 40.83 feet; thence N20°42'10"E 5.56 feet; thence S69°17'50"E 58.00 feet; thence S89°28'57"E 449.05 feet; thence East 58.00 feet; thence South 28.45 feet; thence East 110.47 feet to the westerly line of WYNDOM HIGHLANDS No. 1 Subdivision, as monumented and constructed according to the Official Plat thereof; thence S0°00'20"W (record: South) along said plat 228.85 feet; thence N89°41'25"W (record: N89°41'45"W) along said plat 229.18 feet to the northwest corner of Lot 156 of said plat; thence S0°00'20"W (record: South) along said plat 0.93 feet to the northeast corner of LOVE ESTATES Subdivision, as monumented and constructed according to the Official Plat thereof; thence N89°32'21"W along said plat 753.48 feet to the northwest corner of Lot 11 of said plat; thence N01°22'00"E 60.16 feet; thence West 296.44 feet to a point on the said Boundary Line Agreement recorded in Deed Book 6725 Page 47 of the Official Records of Davis County; thence N76°11'00"W along said Agreement 188.01 feet; thence S89°48'00"W along said Agreement 15.80 feet to the point of beginning.

LESS AND EXCEPTING Beginning at a point located N00°07'20"E along the Section line 563.58 feet and East 48.56 feet from the West 1/4 Corner of Section 10, T4N, R1W, S.L.B. & M.; thence North 83.29 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 50.00 feet (radius bears: N66°47'09"W) a distance of 212.84 feet through a central angle of 243°53'50" Chord: N34°50'14"W 84.85 feet; thence North 95.06 feet; thence East 541.00 feet; thence S20°52'30"W 113.37 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 21.59 feet through a central angle of 82°29'00" Chord: S62°07'00"W 19.78 feet; thence N76°38'30"W 11.61 feet; thence S13°21'30"W 58.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S13°21'30"W) a distance of 25.53 feet through a central angle of 97°31'00" Chord: S27°53'00"E 22.56 feet; thence S20°52'30"W 63.29 feet; thence West 397.95 feet to the point of beginning.

Net Area: 15.18+/- acres