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RASHELLE HOBBS
Recorder, Salt Lake County, UT
HIGHLAND TITLE AGENCY
BY: eCASH, DEPUTY - EF 19 P.

WHEN RECORDED RETURN TO:

Peak View Flats, LLC
150 North 400 East
Lindon, UT 84042

NOTICE OF REINVESTMENT FEE COVENANT
(Peak View Flats Townhomes)

Pursuant to Utah Code § 57-1-46(6), the Peak View Flats Townhome Association ("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 Declaration of Covenants, Conditions, and Restrictions for Peak View Flats Townhomes recorded with the Salt Lake County Recorder on 8/23/21, 2021 as Entry No. 152800 and any amendments or supplements thereto (the "Declaration").

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, 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 the **Peak View Flats Townhomes** subdivision that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Peak View Flats Townhome Association
150 North 400 East
Lindon, UT 84042

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's members, by and through a vote as provided for in the amendment provisions

of the Declaration, may 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.

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 Salt Lake County Recorder.

DATED this 19 day of August, 2021.

DECLARANT
PEAK VIEW FLATS, LLC
a Utah limited liability company,

By: [Signature]

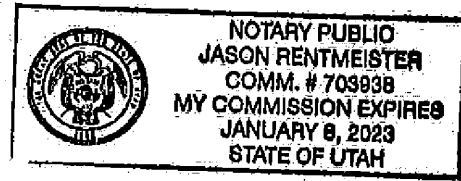
Name: Kenneth Kugler

Its: Declarant

STATE OF UTAH)
COUNTY OF Utah) ss.

On the 19 day of August, 2021, personally appeared before me Kenneth Kugler who by me being duly sworn, did say that she/he is an authorized representative of Peak View Flats, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public



NOTARY PUBLIC
JASON REINBERG
COMMISSION # 20228
MY COMMISSION EXPIRES
JANUARY 8, 2025
STATE OF UTAH



**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 54159

All of Lot 4, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-033

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 54160

All of Lot 5, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-034

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 54161

All of Lot 6, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-035

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 54164

All of Lot 7, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-127-063

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 54165

See attached Exhibit "A"

Parcel Number(s) 22-301-270-64 , 22-301-270-63 , 22-301-270-62 , 22-301-270-61 , 22-301-060-35 ,
22-301-060-34 , 22-301-060-33 , 22-301-060-29 , 22-301-060-28 , 22-301-060-27

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 54163

All of Lot 9, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-127-062

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 54162

All of Lot 10, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-127-061

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 54150

All of Lot 11, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-029

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 54149

All of Lot 12, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-028

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 54148

All of Lot 13, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-027

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 54151

All of Lot 1, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-030

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 54153

All of Lot 2, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-031

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 54155

All of Lot 3, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-032

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 54146

All of Lot 14, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-026

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 54144

All of Lot 15, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-025

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 54143

All of Lot 16, 7100 SOUTH - PEAK VIEW FLATS, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-30-106-024