

ENT 6555:2022 PG 1 of 6  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Jan 14 4:02 pm FEE 40.00 BY TH  
RECORDED FOR D R HORTON INC

**WHEN RECORDED RETURN TO:**

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

Space above for County Recorder's Use

**NOTICE OF REINVESTMENT FEE COVENANT  
EDGEWATER TOWNHOMES AT AMERICAN FORK OWNERS ASSOCIATION**

Pursuant to Section 57-1-46 of the Utah Code, this NOTICE OF REINVESTMENT FEE COVENANT EDGEWATER TOWNHOMES AT AMERICAN FORK OWNERS ASSOCIATION 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 EDGEWATER TOWNHOMES AT AMERICAN FORK OWNERS ASSOCIATION dated October 14, 2021 (the "Declaration") was recorded in the Office of the Recorder of UTAH County, Utah on October 20, 2021 as Entry No. 178842:2021.

2. Pursuant to Section 3.24 of the Declaration, the EDGEWATER TOWNHOMES AT AMERICAN FORK OWNERS ASSOCIATION, 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:

EDGEWATER TOWNHOMES AT AMERICAN FORK OWNERS  
ASSOCIATION

C/O Western Management  
PO Box 9375  
SLC, Utah 84109

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 EDGEWATER TOWNHOMES AT AMERICAN FORK OWNERS ASSOCIATION as of January 14, 2022.

[SIGNATURE PAGES FOLLOW]

EDGEWATER TOWNHOMES AT AMERICAN FORK OWNERS ASSOCIATION, a Utah nonprofit corporation

By: [Signature]  
Name: Jonathan S. Thornley  
Title: Board Member

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

The foregoing instrument was acknowledged to me this 14 day of January 2022, by Jonathan S. Thornley, in his or her capacity as Board Member of EDGEWATER TOWNHOMES AT AMERICAN FORK OWNERS ASSOCIATION, a Utah nonprofit corporation.

NOTARY PUBLIC [Signature]  
Residing at: London, UT

My commission expires:  
Jan. 31, 2023



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

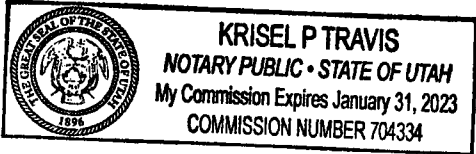
By: [Signature]  
Name: Jonathan S. Thornley  
Title: Division CFO

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

The foregoing instrument was acknowledged to me this 14 day of January, 2022,  
by Jonathan S. Thornley, in his or her capacity as  
DIVISION CFO of D.R. HORTON, INC., a Delaware corporation.

NOTARY PUBLIC [Signature]  
Residing at: Lincoln, UT

My commission expires:  
January 31, 2023



**EXHIBIT A  
TO  
NOTICE OF REINVESTMENT FEE COVENANT  
EDGEWATER TOWNHOMES AT AMERICAN FORK OWNERS ASSOCIATION**

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As used in this NOTICE OF REINVESTMENT FEE COVENANT EDGEWATER TOWNHOMES AT AMERICAN FORK OWNERS ASSOCIATION the term “Property” means and refers to that certain real property located in UTAH County, State of Utah, more particularly described as follows:

**EDGEWATER AF PLAT 1 BOUNDARY**

Beginning at a point on the southern right of way line of 300 South which is South 89°53'29" East along the section line 502.63 feet and South 2264.59 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°29'34" East 379.95 feet along said right of way line; thence South 01°03'56" West 211.47 feet; thence North 89°02'54" West 221.96 feet; thence North 01°03'56" East 30.12 feet; thence North 89°06'00" West 114.67 feet; thence North 00°54'00" East 10.27 feet; thence North 89°06'00" West 57.68 feet more or less to the eastern right of way line of 1150 West; thence North 00°54'00" East 153.27 feet along said right of way line; thence along the arc of a 15.00 foot radius curve to the right 23.46 feet through a central angle of 89°36'26", the chord bears North 45°42'13" East 21.14 feet to the point of beginning.

Area = 1.768 Acres

**EDGEWATER AF PLAT 2 BOUNDARY**

Beginning at a point on the eastern right of way line of 1150 West which is South 89°53'29" East along the section line 485.09 feet and South 2432.64 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°06'00" East 57.68 feet; thence South 00°54'00" West 10.27 feet; thence South 89°06'00" East 114.67 feet; thence South 01°03'56" West 30.12 feet; thence South 89°02'54" East 61.00 feet; thence South 01°03'56" West 219.71 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'00", the chord bears South 43°56'04" East 21.21 feet more or less to the northern right of way line of 350 South; thence North 88°56'04" West 232.63 feet along said right of way line; thence along the arc of a 15.00 foot radius curve to the right 23.52 feet through a central angle of 89°50'04", the chord bears North 44°01'02" West 21.18 feet more or less to the eastern right of way line of 1150 West; thence North 00°54'00" East 259.53 feet along said right of way line to the point of beginning.

Area = 1.386 Acres

**EDGEWATER AF PLAT 3 BOUNDARY**

Beginning at a point which is South 89°53'29" East along the section line 717.69 feet and South

2476.30 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°02'54" East 160.96 feet; thence South 89°06'07" East 195.19 feet more or less to the western right of way line of 1100 West; thence along the arc of a 708.00 foot radius curve to the right 138.08 feet through a central angle of 11°10'29", the chord bears South 04°38'42" East 137.87 feet along said right of way line; thence South 00°56'33" West 78.38 feet along said right of way line; thence along the arc of a 20.00 foot radius curve to the right 31.46 feet through a central angle of 90°07'23", the chord bears South 46°00'14" West 28.31 feet more or less to the northern right of way line of 350 South; thence North 88°56'04" West 335.03 feet along said right of way line; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet through a central angle of 90°00'00", the chord bears North 43°56'04" West 21.21 feet; thence North 01°03'56" East 219.71 feet to the point of beginning.

Area = 1.979 Acres

### **EDGEWATER CLUB HOUSE PARCEL**

All of Lot 4, Edgewater North Subdivision as recorded in the Utah County Recorder's Office.

### **EDGEWATER AF PLAT 4, 5 & 6 BOUNDARY**

Beginning at a point which is South 89°53'29" East along the section line 426.31 feet and South 2800.40 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 89°06'00" E 53.00 feet to a point of curvature; thence along an arc 23.59 feet to the right, having a radius of 15.00 feet, the chord bears N 45°57'19" E 21.23 feet to a point on the southern right of way line of 350 South; thence S 88°56'04" E 570.12 feet to a point of curvature; thence along an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E 28.25 feet more or less to the western right of way line of 1100 West; thence along said right of way the following five (5) calls: 1) S 0°56'33" W 140.54 feet; 2) along an arc 114.04 feet to the right, having a radius of 710.50 feet, the chord bears S 5°32'27" W 113.92 feet; 3) S 10°08'21" W 120.25 feet; 4) along an arc 126.73 feet to the left, having a radius of 789.50 feet, the chord bears S 5°32'27" W 126.59 feet; 5) S 0°56'33" W 9.86 feet to a point of curvature; thence along an arc 31.45 feet to the right, having a radius of 20.00 feet, the chord bears S 46°00'15" W 28.31 feet; thence S 0°50'57" W 60.49 feet more or less to the southern right of way line of 450 South; thence N 88°56'04" W 531.16 feet to a point of curvature; thence along an arc 23.61 feet to the left, having a radius of 15.00 feet, the chord bears S 45°58'58" W 21.24 feet; thence N 89°06'00" W 53.00 feet; thence N 0°54'00" E 609.42 feet to the POINT OF BEGINNING.

Area = 8.931 acres (389,052 sq. ft.)