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12/07/2016 08:48 AM \$98.00  
Book - 10508 Pg - 1594-1599  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
GUY P. KROESCHE  
201 S MAIN ST #1100  
SLC UT 84111  
BY: CRA, DEPUTY - WI 6 P.

When Recorded Return to:

Guy P. Kroesche, Esq.  
STOEL RIVES LLP  
201 S. Main Street, Suite 1100  
Salt Lake City, UT 84111

**NOTICE OF REINVESTMENT FEE COVENANT**  
(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant ("**Notice**") that satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the "**Reinvestment Fee Covenant**") that was duly approved and recorded on December 6, 2016, as Entry No. 12427682, Book 10507, Pp. 7243-7275, against the Property within the Declaration of Covenants, Conditions & Restrictions (Deer Run Preserve) in Salt Lake County, Utah, as amended (the "**Declaration**").

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

1. The name and address of the beneficiary under the above-referenced Reinvestment Fee Covenant is Deer Run Preserve Homeowners' Association, c/o FCS Community Management, P.O. Box 5555, Draper, UT 84020. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce, Division of Corporations.

2. The burden of the above referenced Reinvestment Fee Covenant is intended to run with the land described in **Exhibit "A"** and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination of such Reinvestment Fee Covenant after the vote and approval of in accordance with the Declaration.

3. As of the date of this Notice and subject to increase from time to time, the amount of \$500 shall be charged, unless a lesser amount is approved by the Association's Board of Directors. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the maintenance of the common property and the operation of the Association.

*[Signatures appear on following page]*

September  
DATED: August 8, 2016

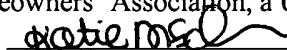
DEER RUN PRESERVE  
HOMEOWNERS'  
ASSOCIATION



By: Rod Staten  
Its: President

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

The foregoing instrument is acknowledged before me this <sup>September</sup> 8 day of ~~August~~, 2016, by Rod Staten, the President of Deer Run Preserve Homeowners' Association, a Utah Nonprofit Corporation.

  
\_\_\_\_\_  
Notary Public for Utah  
My commission expires:



**EXHIBIT "A"**

**Deer Run Preserve Phase 1**

Beginning at the Northeast Corner of Lot 391 of South Mountain Phase 2F Amended Subdivision, said point being on the Southerly Right-of-Way Line of Molasses Mill Drive, said point also being South 89°42'02" East 1,976.80 feet along the section line and South 1,923.62 feet from the West Quarter Corner of Section 5, Township 4 South, Range 1 East Salt Lake Base and Meridian; and running

- thence Northeasterly 73.36 feet along the arc of a 175.00 foot radius curve to the right (center bears South 15°44'50" East and the chord bears North 86°15'45" East 72.83 feet with a central angle of 24°01'10") along Southerly Right-of-Way Line of Molasses Mill Drive;
- thence South 81°43'40" East 34.78 feet along Southerly Right-of-Way Line of Molasses Mill Drive;
- thence South 22°27'04" East 33.03 feet;
- thence Southeasterly 51.71 feet along the arc of a 300.00 foot radius curve to the left (center bears North 67°25'34" East and the chord bears South 27°30'43" East 51.65 feet with a central angle of 9°52'33");
- thence South 32°27'00" East 69.44 feet;
- thence Northeasterly 667.75 feet along the arc of a 221.62 foot radius curve to the left (center bears North 57°33'00" East and the chord bears North 61°13'59" East 442.32 feet with a central angle of 172°38'02");
- thence North 25°05'02" West 132.89 feet to the Southerly Right-of-Way Line of Candy Pull Drive;
- thence North 28°28'25" East 38.54 feet along the Southerly Right-of-Way Line of said Candy Pull Drive;
- thence Northeasterly 75.70 feet along the arc of a 175.00 foot radius curve to the right (center bears South 61°31'35" East and the chord bears North 40°51'59" East 75.11 feet with a central angle of 24°47'08") along the Southerly Right-of-Way Line of said Candy Pull Drive to the Northwest Corner of Lot 728 of South Mountain Phase 2F Amended Subdivision;
- thence Southeasterly 143.51 feet along the arc of a 369.00 foot radius curve to the right (center bears South 34°52'18" West and the chord bears South 43°59'11" East 142.61 feet with a central angle of 22°17'02") along the Westerly Boundary Line of Lots 722 through 728 of said South Mountain Phase 2F Amended Subdivision;
- thence South 26°09'19" East 16.01 feet (South 26°06'04" East 21.54 feet per plat) along the Westerly Boundary Line of Lot 722 of said South Mountain Phase 2F Amended Subdivision to the Westerly Common Corner between Lot 721 and Lot 722 of said South Mountain Phase 2F Amended Subdivision;
- thence South 26°04'34" East 27.26 feet along the Westerly Boundary Line of Lots 721 through 722 of said South Mountain Phase 2F Amended Subdivision;
- thence Southwesterly 1,151.39 feet along the arc of a 366.50 foot radius curve to the right (center bears South 63°53'02" West and the chord bears South 63°53'02" West 733.00 feet with a central angle of 180°00'00") along the Northwesterly Boundary Line of Lots 688 through 721 and the Northeasterly Boundary Line of Lots 398 through 471 of said South Mountain Phase 2F Amended Subdivision;
- thence North 26°18'32" West 17.38 feet along the Easterly Boundary Line of Lots 397 and 398 of said South Mountain Phase 2F Amended Subdivision;
- thence North 26°08'56" West 24.88 feet along the Easterly Boundary Line of Lot 397 of said South Mountain Phase 2F Amended Subdivision;
- thence Northwesterly 139.93 feet along the arc of a 369.00 foot radius curve to the right (center bears North 70°27'34" East and the chord bears North 08°40'38" West 139.09 feet with a central angle of 21°43'37") along the Easterly Boundary Line of Lots 391 and 397 of said South Mountain Phase 2F Amended Subdivision to the point of beginning.

Contains 174,751 Square Feet or 4.012 Acres and 29 Lots and 1 Parcel.

### **Deer Run Preserve Phase 2**

Beginning at a point on the Southerly Right-of-Way Line of Molasses Mill Drive, said point also being South 89°42'02" East 2,083.89 feet along the section line and South 1,9223.32 feet from the West Quarter Corner of Section 5, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 81°43'40" East 85.69 feet along the Southerly Right-of-Way Line of said Molasses Mill Drive;  
thence Southeasterly 20.28 feet along the arc of a 15.00 foot radius curve to the right (center bears South 08°16'20" West and the chord bears South 42°59'49" East 18.77 feet with a central angle of 77°27'42") along the Southerly Right-of-Way Line of said Molasses Mill Drive;  
thence North 85°44'08" East 64.50 feet along the Southerly Right-of-Way of said Molasses Mill Drive to the Southerly Right-of-Way Line of Roundhouse Road;  
thence Northeasterly 239.49 feet along the arc of a 100.00 foot radius curve to the right (center bears North 85°43'57" East and the chord bears North 64°20'30" East 186.22 feet with a central angle of 137°13'06") along the Southerly Right-of-Way Line of said Roundhouse Road to the Southerly Right-of-Way Line of Candy Pull Drive  
thence North 28°28'25" East 63.25 feet along the Southerly Right-of-Way Line of said Candy Pull Drive;  
thence North 28°28'25" East 94.78 feet along the Southerly Right-of-Way Line of said Candy Pull Drive;  
thence South 25°05'02" East 132.89 feet;  
thence Southwesterly 667.76 feet along the arc of a 221.62 foot radius curve to the right (center bears South 64°54'58" West and the chord bears South 61°13'59" West 442.32 feet with a central angle of 172°38'02");  
thence North 32°27'00" West 69.44 feet;  
thence Northwesterly 51.71 feet along the arc of a 300.00 foot radius curve to the right (center bears North 57°33'00" East and the chord bears North 27°30'43" West 51.65 feet with a central angle of 9°52'33" East and  
thence North 22°27'04" West 33.03 feet to the point of beginning.

Contains 114,352 Square Feet or 2.625 Acres and 13 Lots and 1 Parcel.

### **Deer Run Preserve Phase 3**

All of Lots 1, 2 and 3 of South Mountain Phase 1 Subdivision Amended Commercial Lot "D", recorded as Entry No. 9171091, in Book 2004P, at Page 261 in the Office of the Salt Lake County Recorder, said parcel being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way Line of Highland Drive, said point also being South 89°42'02" East 2,196.98 feet along the section line and South 1,473.80 feet from the West Quarter Corner of Section 5, Township 4 South, Range 1 East, Salt lake Base and Meridian; and running

thence North 63°28'25" East 37.93 feet along the Southerly Right-of-Way line of said Highland Drive;  
thence Northeasterly 151.03 feet along the arc of a 1,061.00 foot radius curve to the left (center bears North 26°31'35" West and the chord bears North 59°23'44" East 150.90 feet with a central angle of 08°09'21") along the Southerly Right-of-Way Line of said Highland Drive;  
thence North 55°19'05" East 488.26 feet along the Southerly Right-of-Way Line of said Highland Drive;  
thence North 57°10'06" East 50.27 feet along the Southerly Right-of-Way Line of said Highland Drive;  
thence South 26°31'01" East 341.73 feet to the Northerly Right-of-way Line of Candy Pull

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Drive;  
 thence Southwesterly 31.74 feet along the arc of a 55.00 foot radius curve to the left (center bears South 06°32'16" West and the chord bears South 80°00'23" West 31.30 feet with a central angle of 33°03'45") along the Northerly Right-of-Way Line of said Candy Pull Drive;  
 thence South 63°28'25" West 395.77 feet along the Northerly Right-of-Way Line of said Candy Pull Drive;  
 thence Southwesterly 154.33 feet along the arc of a 252.64 foot radius curve to the left (center bears South 26°31'35" East and the chord bears South 45°58'25" West 151.94 feet with a central angle of 35°00'00") along the Northerly Right-of-Way Line of said Candy Pull Drive;  
 thence South 28°28'25" West 118.41 feet along the Northerly Right-of-Way Line of said Candy Pull Drive;  
 thence Southwesterly 20.19 feet along the arc of a 15.00 foot radius curve to the right (center bears North 61°31'34" West and the chord bears South 67°02'08" West 18.70 feet with a central angle of 77°07'27") along the Northerly Right-of-Way Line of said Candy Pull Drive;  
 thence Northwesterly 50.03 feet along the arc of a 164.50 foot radius curve to the left (center bears South 15°35'51" West and the chord bears North 83°06'56" West 49.84 feet with a central angle of 17°25'36") along the Northerly Right-of-Way line of said Candy Pull Drive to the Easterly Right-of-Way Line of Deer Preserve Lane (formerly known as Town Center Drive);  
 thence Northwesterly 17.10 feet along the arc of a 15.00 foot radius curve to the right (center bears North 01°49'45" West and the chord bears North 59°10'40" West 16.19 feet with a central angle of 65°18'09") along the Easterly Right-of-Way Line of Deer Preserve Lane;  
 thence North 26°31'35" West 303.68 feet along the Easterly Right-of-Way line of Deer Preserve Lane;  
 thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 63°28'25" East and the chord bears North 18°28'25" East 21.21 feet with a central angle of 90°00'00") along the Easterly Right-of-Way line of Deer Preserve Lane to the point of beginning.

Contains 225,578 Square Feet or 5.179 Acres and 19 Lots and 3 Parcel.

#### **Deer Run Preserve Phase 4**

All of Lot 419 of South Mountain Phase 2F Amended Subdivision, a part of South Mountain Phase 2F Amended Subdivision recorded as Entry No. 6566350, in Book 97-2P, at Page 23 in the Office of the Salt Lake County Recorder, said parcel being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way Line of Highland Drive, said point being the Northeast Corner of South Mountain Phase 2B Subdivision, said point also being South 89°42'02" East 1,400.80 feet along the section line and South 1,778.34 feet from the West Quarter Corner of Section 5, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence Northeasterly 23.90 feet along the arc of a 919.00 foot radius curve to the right (center bears South 20°28'13" East and the chord bears North 70°16'29" East 23.90 feet with a central angle of 01°29'25") along the Southerly Right-of-Way Line of said Highland Drive;

thence North 72°44'52" East 384.31 feet along the Southerly Right-of-Way Line of said Highland Drive;

thence North 70°57'31" East 88.72 feet along the Southerly Right-of-Way Line of said Highland Drive;

thence Northeasterly 138.61 feet along the arc of a 1,061.00 foot radius curve to the left (center bears North 19°02'29" West and the chord bears North 67°12'58" East 138.51 feet with a central angle of 07°29'06") along the Southerly Right-of-Way Line of said Highland Drive;

thence North 63°28'25" East 68.44 feet along the Southerly Right-of-Way Line of said Highland Drive to the Westerly Right-of-Way Line of Deer Preserve Lane (formerly known as Town Center Drive);

thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 26°31'35" East and the chord bears South 71°31'35" East 21.21 feet with a central angle of 90°00'00") along the Westerly Right-of-Way Line of said Deer Run Preserve;

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thence South 26°31'35" East 313.60 feet along the Westerly Right-of-Way Line of said Deer Run Preserve;

thence Southwesterly 59.13 feet along the arc of a 164.50 foot radius curve to the left (center bears South 47°55'05" East and the chord bears South 31°47'02" West 58.81 feet with a central angle of 20°35'45") along the Westerly Right-of-Way Line of said Deer Run Preserve to the Northerly Right-of-Way Line of Molasses Mill Drive;

thence Southwesterly 20.10 feet along the arc of a 15.00 foot radius curve to the right (center bears North 68°30'50" West and the chord bears South 59°52'45" West 18.63 feet with a central angle of 76°47'10") along the Northerly Right-of-Way Line of said Molasses Mill Drive;

thence North 81°43'40" West 120.94 feet along the Northerly Right-of-Way Line of said Molasses Mill Drive;

thence Southwesterly 136.65 feet along the arc of a 225.00 foot radius curve to the left (center bears South 08°16'20" West and the chord bears South 80°52'22" West 134.56 feet with a central angle of 34°47'55") along the Northerly Right-of-Way Line of said Molasses Mill Drive;

thence South 63°28'25" West 132.05 feet along the Northerly Right-of-Way Line of said Molasses Mill Drive;

thence Southwesterly 297.61 feet along the arc of a 565.15 foot radius curve to the right (center bears North 26°31'35" West and the chord bears South 78°33'34" West 294.18 feet with a central angle of 30°10'19") along the Northerly Right-of-Way Line of said Molasses Mill Drive to the Southeast Corner of Lot 447 of South Mountain Phase 2B Subdivision;

thence North 26°34'00" West 260.20 feet along the Easterly Boundary Line of said Lot 447 and the Easterly Boundary Line of said South Mountain Phase 2B Subdivision to the point of beginning.

Contains 210,992 Square Feet or 4.843 Acres and 18 Lots and 3 Parcel.