

WHEN RECORDED RETURN TO:

HOA Strategies  
262 N. University Ave.  
Farmington, UT 84025

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**NOTICE OF REINVESTMENT FEE COVENANT**

(Quail Ridge Homeowners Association)

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Pursuant to Utah Code § 57-1-46(6), the Quail Ridge Homeowners Association, Inc. ("**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 Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Quail Ridge Planned Residential Unit Development recorded with the Morgan County Recorder on January 28, 2015 as Entry No. 133956, 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 is required to pay a reinvestment fee as established by the Association's Board of Directors in accordance with Section 4.14 of the Declaration, as incorporated through the First Amendment to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Quail Ridge Planned Residential Unit Development. In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law or be imposed against an exclusion listed in Utah Code § 57-1-46(8).

**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 designated lots of **QUAIL HOLLOW PHASE 2** subdivision that:

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

Quail Ridge Homeowners Association, Inc.  
262 N. University Ave.  
Farmington, UT 84025

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 Board of Directors 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 Morgan County Recorder.

DATED this 5 day of August, 2021.

QUAIL RIDGE HOMEOWNERS  
ASSOCIATION, INC.  
a Utah nonprofit corporation,

By: [Signature]

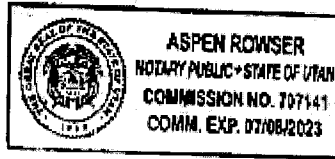
Name: BRENT WARR

Its: PRESIDENT

STATE OF UTAH )  
COUNTY OF Morgan ) ss.

On the 5 day of August, 2021, personally appeared before me Aspen Rowser who by me being duly sworn, did say that she/he is an authorized representative of Quail Ridge Homeowners Association, Inc., and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Aspen Rowser  
Notary Public



**EXHIBIT A**  
[Legal Description]

All of **QUAIL HOLLOW PHASE TWO**, according to the official plat filed in the office of the Morgan County Recorder as Entry Number 154787.

Including Units 201 through 232 and Common Area

Serial Numbers: **06-QUAIL2-0201** through **06- QUAIL2-0232**

Parcel Numbers: **00-0088-2351** through **00-0088-2382**

More particularly described as:

BEGINNING AT THE NORTHWESTERLY CORNER OF QUAIL HOLLOW PHASE ONE, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE AS ENTRY #89494, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF GREAT VIEW DRIVE (900 EAST), A STREET DEDICATED ON THE FINAL PLAT OF MAHOGANY RIDGE SUBDIVISION PHASE 3, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE AS ENTRY # 105484, (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 4°45'21"WEST 1099.49 FEET MEASURED BETWEEN CENTERLINE MONUMENTS IN MAHOGANY RIDGE ROAD (825 NORTH) LOCATED AT GREAT VIEW DRIVE (900 EAST) AND EAGLE VIEW DRIVE (1100 EAST), SAID POINT OF BEGINNING BEING LOCATED SOUTH 00°49'09" EAST ALONG MEASURED SECTION LINE 1359.71 FEET AND WEST 329.26 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID QUAIL HOLLOW PHASE ONE WHEN ROTATED TO SECTION LINE THE FOLLOWING (9) COURSES: (1) SOUTH 19°29'23" WEST 85.90 FEET, (2) SOUTH 35°59'36" WEST 51.45 FEET, (3) SOUTH 20°00'28" WEST 87.36 FEET, (4) SOUTH 21°22'18" WEST 101.55 FEET, (5) SOUTH 21°28'21" WEST 115.45 FEET, (6) SOUTH 13°38'08" EAST 18.75 FEET, (7) 71.71 FEET ALONG THE ARC OF A 191.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°27'17" (CHORD BEARS SOUTH 00°06'50" WEST 71.29 FEET, (8) SOUTH 62°09'40" WEST 52.59 FEET, AND (9) SOUTH 28°25'09" WEST 49.79 FEET TO THE PROLONGATION OF AN EXISTING WOOD FENCE; THENCE WESTERLY TO AN ALONG AN EXISTING WOOD FENCE THE FOLLOWING (3) CALLS: (1) NORTH 56°44'23" WEST 77.74 FEET, (2) NORTH 58°59'01" WEST 20.62 FEET, AND (3) SOUTH 51°50'03" WEST 11.10 FEET TO THE NORTHERLY LINE OF THE FRANCIS PROPERTY DESCRIBED IN MORGAN COUNTY ENTRY #150262; THENCE NORTH 59°07'23" WEST ALONG THE NORTHERLY LINE OF SAID PROPERTY 54.79 FEET; THENCE SOUTH 35°51'04" WEST ALONG THE WESTERLY LINE OF SAID PROPERTY 115.00 FEET (SOUTH 35°50'00" WEST BY RECORD) TO THE NORTHERLY LINE OF THE STATE ROAD (700 EAST) AS DESCRIBED IN MORGAN COUNTY ENTRY #152005; THENCE NORTH 56°14'09" WEST ALONG THE SOUTHERLY LINE OF SAID DEED AND THE NORTHERLY LINE OF SAID ROAD 9.69 FEET; THENCE NORTH 33°45'51" EAST 7.49 FEET TO THE SOUTHEASTERLY CORNER OF SAID MAHOGANY RIDGE SUBDIVISION PHASE 3, ROTATED TO MEASURED SECTION LINE; THENCE NORTHEASTERLY ALONG THE BOUNDARY OF SAID PHASE 3 AND THE EASTERLY LINE OF SAID GREAT VIEW DRIVE THE FOLLOWING (10) COURSES: (1) 24.96 FEET ALONG THE ARC OF A

15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $95^{\circ}19'21''$  (CHORD BEARS NORTH  $11^{\circ}03'55''$  WEST 22.18 FEET), (2) NORTH  $36^{\circ}35'45''$  EAST 9.12 FEET, (3) 23.44 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $11^{\circ}11'26''$  (CHORD BEARS NORTH  $42^{\circ}11'25''$  EAST 23.40 FEET), (4) 224.19 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $71^{\circ}21'46''$  (CHORD BEARS NORTH  $12^{\circ}06'14''$  EAST 209.98 FEET), (5) 100.93 FEET ALONG THE ARC OF A 214.83 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $26^{\circ}55'02''$  (CHORD BEARS NORTH  $18^{\circ}36'00''$  WEST 100.00 FEET), (6) 27.12 FEET ALONG THE ARC OF A 130.23 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $11^{\circ}55'58''$  (CHORD BEARS NORTH  $14^{\circ}45'52''$  EAST 27.07 FEET), (7) NORTH  $20^{\circ}43'51''$  129.93 FEET, (8) 155.31 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $68^{\circ}27'00''$  (CHORD BEARS NORTH  $54^{\circ}57'21''$  EAST 146.24 FEET), (9) NORTH  $89^{\circ}10'51''$  EAST 141.90 FEET, AND (10) SOUTH  $85^{\circ}06'31''$  EAST 100.48 FEET TO THE POINT OF BEGINNING. CONTAINING 147,462 SQ.FT. (3.39 ACRES)