

See "Exhibit A" for Legal Descriptions

WHEN RECORDED RETURN TO:
VIAL FOTHERINGHAM, LLP.
515 South 400 East, Suite 200
Salt Lake City, Utah 84110

ENT 37210:2018 PG 1 of 10
Jeffery Smith
Utah County Recorder
2018 Apr 23 12:20 PM FEE 411.00 BY DA
RECORDED FOR Vial Fotheringham LLP - Utah SLC
ELECTRONICALLY RECORDED

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 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 a previously recorded reinvestment fee covenant (the "Reinvestment Fee Covenant") contained in the Amended & Restated Declarations of Covenants, Conditions & Restrictions for each phase of the Maples at Brookside Inc., a Homeowners' Association located in Payson, Utah.

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 Maples at Brookside Inc., 92 South 750 East, Payson, Utah 84651. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 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, that the Buyer or Seller of a Lot or Unit at Maples at Brookside shall be required to pay the Association at the time of closing or settlement of the sale a Reinvestment Fee not to exceed .5% of the value of the burdened property. The existence of the Reinvestment Fee Covenant precludes the imposition of additional reinvestment fee covenants on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property. The Association has discretion to use reinvestment fee funds to the extent of what is permitted under its governing documents and Utah Code Ann. § 57-1-46.

DATED: 2-7-18

MAPLES AT BROOKSIDE, INC.

Lynn Southwick
By: Lynn Southwick
Its: President

STATE OF UTAH)
 :SS
UTAH COUNTY)

Lynn Southwick, personally appeared and acknowledged that s/he has knowledge of the facts set forth in the foregoing Notice of Reinvestment Fee Covenant and that s/he believes that all statements made in this Notice are true and correct.

Subscribed and sworn to before me on February 1st, 2018.

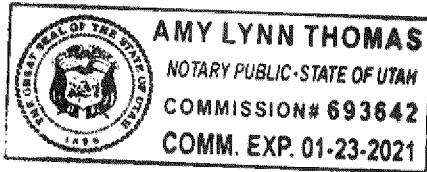


EXHIBIT A

Property Description

This instrument shall be recorded against the following properties:

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Phase A

All of the following area, including every lot therein:

COMMENCING AT A POINT WHICH IS SOUTH 1366.91' AND EAST 536.96' FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 89° 43'15" E 369.79',
 THENCE S 89° 43'21" E 163.72',
 THENCE S 0° 39'39" E 13.01',
 THENCE ALONG AN ARC TO THE LEFT 24.95' R=16.00' Δ=89° 20'21" C=S45° 19'49"E 22.50'
 THENCE EAST 98.88',
 THENCE N 0° 11'42" E 157.91',
 THENCE N 0° 33'44" E 178.57',
 THENCE S 89° 42'39" E 747.24',
 THENCE S 15° 23'41" W 430.36',
 THENCE ALONG AN ARC TO THE LEFT 173.34' R=2041.00' Δ=4° 51'58" C=S12° 57'42"W 173.29'
 THENCE S 10° 31'43" W 456.27',
 THENCE N 67° 46'04" W 100.60',
 THENCE S 79° 12'25" W 10.02',
 THENCE WEST 165.79',
 THENCE NORTH 350.00',
 THENCE WEST 157.00',
 THENCE NORTH 23.00',
 THENCE WEST 101.23',
 THENCE SOUTH 15.00',
 THENCE WEST 163.23',
 THENCE NORTH 22.00',
 THENCE WEST 367.24',
 THENCE N 18° 17'42" W 331.68',
 TO THE POINT OF BEGINNING. CONTAINING 16.617 ACRES, MORE OR LESS.

BASIS OF BEARING; N 64° 59'47" W BETWEEN THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 20 AND THE WEST MOUNTAIN *2 BACKSITE TOWER.

Phase B

All of the following area, including every lot therein:

COMMENCING AT A POINT WHICH IS SOUTH 1681.82' AND EAST 641.08' FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING;

THENCE EAST 367.24',
 THENCE SOUTH 22.00',
 THENCE EAST 163.23',
 THENCE NORTH 15.00'
 THENCE EAST 101.23',
 THENCE SOUTH 23.00',
 THENCE EAST 157.00',
 THENCE SOUTH 350.00',
 THENCE EAST 165.79',
 THENCE N 79° 12' 25" E 10.02'
 THENCE S 67° 46' 04" E 100.60',
 THENCE S 10° 31' 43" W 403.81',
 THENCE N 86° 42' 52" W 389.97',
 THENCE S 03° 03' 21" E 13.72',
 THENCE N 85° 30' 43" W 442.32',
 THENCE N 20° 46' 40" W 352.42',
 THENCE NORTH 352.47',
 THENCE N 18° 17' 42" W 92.65',
 TO THE POINT OF BEGINNING. CONTAINING 15.344 ACRES, MORE OR LESS.

BASIS OF BEARING; N 64° 59' 47" W BETWEEN THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 20 AND THE WEST MOUNTAIN *2 BACKSITE TOWER.

Phase C

All of the following area, including every lot therein:

COMMENCING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 930 WEST STREET, SAID POINT BEING S00°21'36"E 747.48 FEET ALONG THE SECTION LINE AND EAST 196.00 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 89°39'40" E 68.75 FEET; THENCE S 03°09'02" W 100.86 FEET;
 THENCE S 14°37'19" W 64.78 FEET; THENCE S 02°05'00" W 71.88 FEET;
 THENCE S 26°04'41" E 370.78 FEET; THENCE S 08°28'29" E 50.74 FEET;
 THENCE S 89°43'15" E 121.55 FEET; THENCE S 18°17'42" E 424.33 FEET;
 THENCE SOUTH 352.47 FEET; THENCE S 20°46'40" E 352.42 FEET;
 THENCE S 85°30'43" E 423.09 FEET; THENCE SOUTH 155.13 FEET;
 THENCE S 89°59'56" E 376.19 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 198; THENCE S 13°34'47" W 636.59 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S 13°59'44" W 340.88 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE WEST 254.70 FEET;
 THENCE N 12°00'17" E 108.81 FEET; THENCE N 05°19'18" W 57.70 FEET;
 THENCE N 08°36'57" E 140.71 FEET; THENCE N 23°34'00" W 145.77 FEET;
 THENCE N 81°23'04" W 200.82 FEET; THENCE N 03°27'49" E 82.02 FEET;
 THENCE S 85°55'24" W 103.13 FEET; THENCE S 80°46'53" W 57.33 FEET;
 THENCE N 88°34'17" W 110.48 FEET; THENCE S 89°30'00" W 65.00 FEET;
 THENCE N 89°33'08" W 97.00 FEET; THENCE S 00°26'52" W 6.00 FEET;
 THENCE N 89°33'08" W 272.50 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 930 WEST STREET; THENCE N 00°26'52" E 1564.48 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N 00°00'33" W 746.53 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
 PARCEL CONTAINING 34.49 ACRES, MORE OR LESS.

BASIS OF BEARING; N 64°59'47" W BETWEEN THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 20 AND THE WEST MOUNTAIN *2 BACKSITE TOWER.

Phase D

All of the following area, including every lot therein:

COMMENCING AT THE SOUTHWEST CORNER OF THE NINE THIRTY (930) WEST STREET DEDICATION PLAT AS DESCRIBED IN ENTRY 2001-092041 MAP *9233 AT THE UTAH COUNTY RECORDERS OFFICE SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 930 WEST STREET, SAID POINT BEING S00°21'36"E 3057.97 FEET ALONG THE SECTION LINE AND EAST 103.38 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°33'08" EAST 338.50 FEET ALONG SAID STREET DEDICATION PLAT AND THE SOUTHERLY LINE OF PLAT "C" AMENDED The "MAPLES at BROOKSIDE" AS DESCRIBED IN ENTRY 2002-082541 MAP *9604 AT SAID RECORDER'S OFFICE;
 THENCE ALONG SAID PLAT "C" BOUNDARY THE FOLLOWING TWELVE COURSES:
 NORTH 00°26'52" EAST 6.00 FEET; THENCE SOUTH 89°33'08" EAST 97.00 FEET;
 THENCE NORTH 89°30'00" EAST 65.00 FEET; THENCE SOUTH 88°34'17" EAST 110.48 FEET;
 THENCE NORTH 80°46'53" EAST 57.33 FEET; THENCE NORTH 85°55'24" EAST 103.13 FEET;
 THENCE SOUTH 03°27'49" WEST 82.02 FEET; THENCE SOUTH 81°23'04" EAST 200.82 FEET;
 THENCE SOUTH 23°34'00" EAST 145.77 FEET; THENCE SOUTH 08°36'57" WEST 140.71 FEET;
 THENCE SOUTH 05°19'18" EAST 57.70 FEET; THENCE SOUTH 12°00'17" WEST 108.81 FEET
 TO THE NORTHWEST CORNER OF THE BIBLICAL MINISTRIES WORLDWIDE PROPERTY AS DESCRIBED IN ENTRY 76083:2000 AS RECORDED AT SAID RECORDER'S OFFICE;
 THENCE EAST 224.39 FEET ALONG THE NORTHERLY LINE OF SAID PROPERTY TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6; THENCE SOUTH 14°44'59" WEST 386.61 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTH LINE OF AMENDED PLAT A SPRING LAKE ACRES SUBDIVISION AS DESCRIBED IN ENTRY 37866 MAP *5042 AT SAID RECORDER'S OFFICE;
 THENCE NORTH 89°59'17" WEST 695.42 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF A BOUNDARY LINE AGREEMENT AS DESCRIBED IN ENTRY 28039, BOOK 3410, PAGE 601 AT SAID RECORDER'S OFFICE; THENCE SOUTH 89°58'22" WEST 531.55 FEET ALONG SAID BOUNDARY LINE AGREEMENT; THENCE NORTH 00°26'52" EAST 110.08 FEET;
 THENCE SOUTH 89°33'08" EAST 23.90 FEET; THENCE NORTH 00°27'01" EAST 518.00 FEET;
 THENCE NORTH 89°33'08" WEST 204.97 FEET; THENCE 61.55 FEET ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°45'08", THE CHORD OF WHICH BEARS NORTH 84°10'34" WEST 61.46 FEET; THENCE 51.03 FEET ALONG THE ARC OF A 272.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°44'59", THE CHORD OF WHICH BEARS NORTH 84°10'30" WEST 50.96 FEET; THENCE NORTH 00°27'01" EAST 411.15 FEET TO A FENCE LINE DESCRIBED IN ENTRY 69699, BOOK 3261, PAGE 231 AT SAID RECORDER'S OFFICE; THENCE SOUTH 89°45'30" EAST 396.62 FEET ALONG SAID FENCE LINE; THENCE NORTH 81°27'25" EAST 6.38 FEET ALONG SAID FENCE LINE TO THE WEST LINE OF 930 WEST STREET; THENCE SOUTH 00°26'52" WEST 145.67 FEET ALONG SAID WEST LINE OF 930 WEST STREET TO THE POINT OF BEGINNING.
 CONTAINING 27.03 ACRES, MORE OR LESS.

BASIS OF BEARING: NORTH 64°59'47" WEST BETWEEN THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 20 AND THE WEST MOUNTAIN *2 TRIANGULATION TOWER.

Phase E

All of the following area, including every lot therein:

COMMENCING AT THE NORTHWEST CORNER OF THE MAPLES AT BROOKSIDE PLAT "D" AMENDED AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE, SAID POINT BEING SOUTH 00° 21'36" EAST 2911.57 FEET ALONG THE SECTION LINE AND WEST 297.50 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST BOUNDARY OF SAID PLAT "D" AMENDED THE FOLLOWING SEVEN COURSES:

SOUTH 00° 27'01" WEST 411.15 FEET TO A NON-TANGENT POINT OF CURVATURE;

EASTERLY 51.03 FEET ALONG THE ARC OF A 272.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10° 44'59", THE CHORD OF WHICH BEARS SOUTH 84° 10'30" EAST 50.96 FEET TO A POINT OF REVERSE CURVATURE;

EASTERLY 61.55 FEET ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10° 45'08", THE CHORD OF WHICH BEARS SOUTH 84° 10'34" EAST 61.46 FEET;

SOUTH 89° 33'08" EAST 204.97 FEET;

SOUTH 00° 27'01" WEST 518.00 FEET;

NORTH 89° 33'08" WEST 23.90 FEET;

SOUTH 00° 26'52" WEST 110.08 FEET MORE OR LESS TO THE NORTHERLY LINE OF LOS ARBOLES SUBDIVISION PLAT "A"; THENCE NORTH 89° 59'19" WEST 567.51 FEET ALONG SAID NORTHERLY LINE TO A FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO COURSES:

NORTH 00° 58'39" EAST 710.55 FEET;

NORTH 00° 41'19" EAST 345.50 FEET MORE OR LESS TO A FENCE LINE; THENCE

SOUTH 89° 08'20" EAST 266.52 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 11.06 ACRES, MORE OR LESS.

BASIS OF BEARING; NORTH 64° 59'47" WEST BETWEEN THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 20 AND THE WEST MOUNTAIN *2 TRIANGULATION TOWER.

Phase F

All of the following area, including every lot therein:

Beginning at a point which is South $00^{\circ}21'36''$ East 3587.69 feet and West 231.16 feet from the Northeast Corner of Section 19, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence S $0^{\circ}27'01''$ W 106.65 feet; thence N $89^{\circ}33'08''$ W 81.00 feet; thence S $0^{\circ}27'01''$ W 101.50 feet; thence N $89^{\circ}33'08''$ W 70.00 feet; to a point of curvature; thence along the arc of a 16.00 foot radius curve to the right, through a central angle of $89^{\circ}59'25''$, the chord of which bears N $44^{\circ}33'04''$ W 22.63 feet; thence N $0^{\circ}27'01''$ E 183.97 feet; thence along the arc of a 16.00 foot radius curve to the right, through a central angle of $89^{\circ}59'25''$, the chord of which bears N $45^{\circ}27'01''$ E 22.63 feet; thence S $89^{\circ}32'59''$ E 84.85 feet; to a point of curvature; thence along the arc of a 272.00 foot radius curve to the right, through a central angle of $11^{\circ}55'52''$, chord of which bears N $83^{\circ}35'04''$ W 56.54 feet; to a point of curvature; thence along the arc of a 328.00 foot radius curve to the left, through a central angle of $01^{\circ}45'58''$, the chord of which bears N $78^{\circ}30'07''$ W 10.11 feet to the POINT OF BEGINNING.

The above described parcel contains 0.63 acres (27557.17 sq. ft.)

