

**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 September 6, 2018 as Entry No. 3115648 against the Property within the Declaration of Covenants, Conditions & restrictions for Midtown Courts Townhomes, a Planned Unit Development ("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 Midtown Courts Homeowners Association, Inc., 67 S Main St. Suite 300, Layton, Utah 84041. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 Property 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 or amendment of such Reinvestment Fee Covenant, as provided in the Second Amendment.

3. A Reinvestment Fee shall be charged in the amount of one-half percent (1/2%) of the sales price of a Unit, unless a lesser amount is adopted by the Board, which amount shall be paid to the Association at the time of transfer of ownership. 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 Association Common Areas, facilities and/or Association expenses. The Management Committee may set the amount of the Reinvestment Fee annually by resolution up to the maximum amount provided herein.

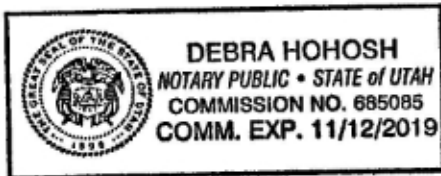
DATED: March 15, 2019.

Burt R. Willie  
Burt R. Willie  
Attorney and Authorized Agent for  
Midtown Courts Homeowners Association,  
Inc.

STATE OF UTAH            )  
  : ss  
COUNTY OF WEBER        )

Burt R. Willie, being first duly sworn, says that he is the attorney and authorized agent for *Midtown Courts Homeowners Association, Inc.*, is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.

Debra J. Hohosh  
Notary Public



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Beginning at a point on the west line of Falcon Wood Subdivision and the quarter section line, said point being North 0°08'00" East 661.15 feet to and along the west line of Falcon Wood Subdivision and along the quarter section line from the South Quarter Corner of Section 8, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running; Thence South 89°52'30" West 350.10 feet; Thence southwesterly 96.50 feet along the arc of a 135.00 foot radius curve to the left, (center bears South 0°07'30" East and long chord bears South 69°23'49" West 94.46 feet, with a central angle of 40°57'22"); Thence South 48°55'08" West 115.39 feet to the east line of 800 West Street; Thence North 41°04'52" West 125.55 feet along the east line of 800 West Street; Thence northerly 193.59 feet along the arc of a 270.00 foot radius curve to the right, (center bears North 48°55'08" East and long chord bears North 20°32'26" West 189.47 feet, with a central angle of 41°04'52") along the east line of 800 West Street; Thence North 74.06 feet to the south line of Harrisburg Place Subdivision No. 2; Thence North 89°52'30" East 675.03 feet along the north line of Harrisburg Place Subdivision No. 2 to and along the north line of Harrisburg Place Subdivision No. 1 to the Northwest Corner of Falcon Subdivision, also being on the quarter section line; Thence South 0°08'00" West 237.76 feet along the west line of Falcon Wood Subdivision and the quarter section line to the point of beginning.

Contains 169,772 square feet, 3.897 acres.

Tax I.D. Nos. 09-430-0001 - 0062