

WHEN RECORDED, RETURN TO:  
Bruce H Shapiro, PC  
392 E. Winchester St.  
Suite 400  
Salt Lake City, UT 84107

**ENTRY NO. 01133339**

06/04/2020 12:25:11 PM B: 2574 P: 1124

Notice PAGE 1/7  
RHONDA FRANCIS, SUMMIT COUNTY RECORDER  
FEE 796.00 BY SUN PEAK HOA



**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. This Notice serves as notice of a Reinvestment Fee Covenant that was recorded on this property previously as part of the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Sunpeak Association (CC&R's") with the Office of the Recorder for Summit County, Utah on April 17, 2020 as Entry No. 01130828.

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 the Sunpeak Association, ("Association"), 1956 Bear Hollow Drive, Park City, Utah 84098. The address of the Associations registered agent or other authorized representative, may change from time to time. Any party making payment of the Reinvestment Fee should verify the most current address for the Association on file with the Utah Division of Corporations and/or Utah Department of Commerce Homeowners Associations Registry.
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 assign of each and every unit or lot owner in perpetuity. Notwithstanding, the Association's Members, by and through the voting process as set forth in the CC&R's, may amend or terminate the Reinvestment Fee Covenant.
3. The purpose of the Reinvestment Fee Covenant is to generate funds dedicated to benefitting the burdened property as well as: (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) charitable purposes; or (h) Association expenses.
4. The amount of the Reinvestment Fee shall be established by the Association's Board of Directors, subject to the applicable requirements of Utah Code § 57-1-46. Unless otherwise determined by the Association's Board of Directors, the amount of the Reinvestment Fee shall be one half of one percent (0.5%) of the sale price of a lot or condominium unit. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. However, 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 Covenant is to benefit the burdened property by facilitating the maintenance of the common areas, open space and facilities and the Association.

[SIGNATURES ON FOLLOWING PAGE]

Dated this June 2, 2020

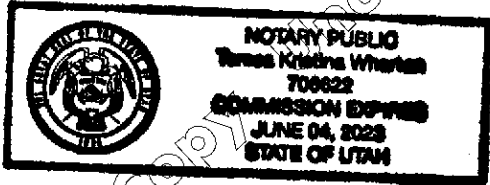
SUNPEAK ASSOCIATION

By: Dave Georger  
Its: President

STATE OF UTAH )  
 ) :ss  
COUNTY OF SUMMIT )

The execution of the foregoing instrument was acknowledged before me this June 2, 2020 by Dave Georger, as an Authorized Representative of Sun Peak Homeowners Association who is personally know to me or who has provided an acceptable and adequate identification.

Lesley K Wharton  
Notary Public



**EXHIBIT A**

LOTS 1 THROUGH 30 AND OPEN SPACE INCLUSIVE, **WILLOW DRAW COTTAGES AT SUN PEAK, PLAT A**, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial Nos. WDCS-A-1, WDCS-A-2, WDCS-A-3, WDCS-A-4, WDCS-A-5, WDCS-A-6, WDCS-A-7, WDCS-A-8, WDCS-A-9, WDCS-A-10, WDCS-A-11, WDCS-A-13, WDCS-A-14, WDCS-A-15, WDCS-A-16, WDCS-A-17, WDCS-A-18, WDCS-A-19, WDCS-A-20, WDCS-A-21, WDCS-A-22, WDCS-A-23, WDCS-A-24, WDCS-A-25, WDCS-A-26, WDCS-A-27, WDCS-A-28, WDCS-A-29, WDCS-A-30 AND WDCS-OS)

LOTS 1 THROUGH 21 AND OPEN SPACE INCLUSIVE, **WILLOW DRAW COTTAGES AT SUNPEAK, PLAT "B"**, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial Nos. WDCS-B-1, WDCS-B-2, WDCS-B-3, WDCS-B-4, WDCS-B-5, WDCS-B-6, WDCS-B-7, WDCS-B-8, WDCS-B-9, WDCS-B-10, WDCS-B-11, WDCS-B-12, WDCS-B-13, WDCS-B-14, WDCS-B-15, WDCS-B-16, WDCS-B-17, WDCS-B-18, WDCS-B-19, WDCS-B-20, WDCS-B-21, WDCS-B-OS)

LOTS 1 THROUGH 4 AND OPEN SPACE INCLUSIVE, **WILLOW DRAW COTTAGES AT SUN PEAK, PLAT C**, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial Nos. WDCS-C-1, WDCS-C-2, WDCS-C-3, WDCS-C-4, WDCS-C-OS)

LOTS 1 THROUGH 12, TRACT "A" AND OPEN SPACE INCLUSIVE **WILLOW DRAW COTTAGES AT SUN PEAK, PLAT D**; ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial Nos. WDCS-D-1, WDCS-D-2, WDCS-D-3, WDCS-D-4, WDCS-D-5, WDCS-D-6, WDCS-D-7, WDCS-D-8, WDCS-D-9, WDCS-D-10, WDCS-D-11, WDCS-D-12, WDCS-D-OS, WDCS-D-A)

LOTS 1 THROUGH 27 AND OPEN SPACE INCLUSIVE, **WILLOW DRAW COTTAGES AT SUN PEAK, PLAT E** ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JULY 16, 1996 AS ENTRY NO. 458215 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

(Tax Serial Nos. WDCS-E-1, WDCS-E-2, WDCS-E-3, WDCS-E-4, WDCS-E-5, WDCS-E-6, WDCS-E-7, WDCS-E-8, WDCS-E-9, WDCS-E-10, WDCS-E-11, WDCS-E-12, WDCS-E-13, WDCS-E-14, WDCS-E-15, WDCS-E-16, WDCS-E-17, WDCS-E-18, WDCS-E-19, WDCS-E-20, WDCS-E-21, WDCS-E-22, WDCS-E-23, WDCS-E-24, WDCS-E-25, WDCS-E-26, WDCS-E-27, WDCS-E-OS)

LOTS 1 THROUGH 15, CABLE TV HEADEND SITE, AND OPEN SPACE INCLUSIVE, **WILLOW DRAW COTTAGES AT SUN PEAK, PLAT F**, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial Nos. WDCS-F-1, WDCS-F-2, WDCS-F-3, WDCS-F-4, WDCS-F-5, WDCS-F-6, WDCS-F-7, WDCS-F-8, WDCS-F-9, WDCS-F-10, WDCS-F-11, WDCS-F-12, WDCS-F-13, WDCS-F-14, WDCS-F-15, WDCS-F-OS, WDCS-F-TV)

ALL OF LOTS 1 THROUGH 34 AND OPEN SPACE INCLUSIVE, **MAHOGANY HILLS SUBDIVISION**, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial Nos. MH-1, MH-2, MH-3, MH-4, MH-5, MH-6, MH-7, MH-8, MH-9, MH-10, MH-11, MH-12, MH-13, MH-14, MH-15, MH-16, MH-17, MH-18, MH-19, MH-20, MH-21, MH-22, MH-23, MH-24, MH-25, MH-26, MH-27, MH-28, MH-29, MH-30, MH-31, MH-32, MH-33, MH-34, MHOPEN

)  
ALL OF LOTS 35 THROUGH 98 AND OPEN SPACE INCLUSIVE, **MAHOGANY HILLS II SUBDIVISION**, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial Nos. MH-II-35, MH-II-36, MH-II-37, MH-II-38, MH-II-39, MH-II-40, MH-II-41, MH-II-42, MH-II-43, MH-II-44, MH-II-45, MH-II-46, MH-II-47, MH-II-48, MH-II-49, MH-II-50, MH-II-51, MH-II-52, MH-II-53, MH-II-54, MH-II-55, MH-II-56, MH-II-57, MH-II-58, MH-II-59, MH-II-60, MH-II-61, MH-II-62, MH-II-63, MH-II-64, MH-II-65, MH-II-66, MH-II-67, MH-II-68, MH-II-69, MH-II-70, MH-II-71, MH-II-72, MH-II-73, MH-II-74, MH-II-75, MH-II-76, MH-II-77, MH-II-78, MH-II-79, MH-II-80, MH-II-81, MH-II-82, MH-II-83, MH-II-84, MH-II-85, MH-II-86, MH-II-87, MH-II-88, MH-II-89, MH-II-90, MH-II-91, MH-II-92, MH-II-93, MH-II-94, MH-II-95, MH-II-96, MH-II-97, MH-II-98, MHII-OPEN)

LOTS 1 THROUGH 29, AND OPEN SPACE INCLUSIVE, **CEDAR DRAW SUBDIVISION**; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

(Tax Serial Nos. CDW-1, CDW-2, CDW-3, CDW-4, CDW-5, CDW-6, CDW-7, CDW-8, CDW-9, CDW-10, CDW-11, CDW-12, CDW-13, CDW-14, CDW-15, CDW-16, CDW-17, CDW-18, CDW-19, CDW-20, CDW-21, CDW-22, CDW-23, CDW-24, CDW-25, CDW-26, CDW-27, CDW-28, CDW-29, CDW-OS)

LOTS 1 THROUGH 35 AND CDE-OS INCLUSIVE, **CEDAR DRAW ESTATES SUBDIVISION** ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED OCTOBER 29, 1993 AS ENTRY NO. 390440 OF THE OFFICIAL RECORDS ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial Nos. CDE-1, CDE-2, CDE-3, CDE-4, CDE-5, CDE-6, CDE-7, CDE-8, CDE-9, CDE-10, CDE-11, CDE-12, CDE-13, CDE-14, CDE-15, CDE-16, CDE-17, CDE-18, CDE-19, CDE-20, CDE-21, CDE-22, CDE-23, CDE-24, CDE-25, CDE-26-AM, CDE-27, CDE-28, CDE-29, CDE-30, CDE-31, CDE-32, CDE-33, CDE-34, CDE-35, CDE-OS)

LOT 36, **CEDAR DRAW ESTATES LOT 36 AMENDED**, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial No. CDE-36-AM)

LOTS 1 THROUGH 13 AND OPEN SPACE INCLUSIVE, **CEDAR DRAW ESTATES II SUBDIVISION**, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 22, 1994 AS ENTRY NO. 419724 OF THE OFFICIAL RECORDS, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

(Tax Serial Nos. CDE-II-1, CDE-II-2, CDE-II-3, CDE-II-4, CDE-II-4, CDE-II-5, CDE-II-6, CDE-II-7, CDE-II-8, CDE-II-9, CDE-II-10, CDE-II-11, CDE-II-12, CDE-II-13, CDE-II-OS).

LOTS 1 THROUGH 9 INCLUSIVE, **THE COVE ESTATES**, CONTAINED WITH "THE COVE AT SUN PEAK", ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

(Tax Serial Nos. CSP-1, CSP-2, CSP-3, CSP-4, CSP-5-AM, CSP-6, CSP-7-AM, CSP-8-AM, CSP-9)

UNITS A AND B, IN BUILDINGS 1A, 1B, 1C, 2A, 2B, 2C, 3A, 3B, 3C, 4A, 4B, 4C, 5A, 5B, 5C, 6A, 6B, 6C, 7A, 7B, 7C, 8A, 8B, 8C, 9A, 9B, 9C, 10A, 11A, 12A AND 13A, CONTAINED WITHIN THE COVE AT SUN PEAK, A UTAH CONDOMINIUM PROJECT AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED JUNE 12, 1996, AS ENTRY NO. 456153, OF PLATS, (AS SAID RECORD OF SURVEY MAP MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) AND AS FURTHER DEFINED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF THE COVE AT SUN PEAK, RECORDED JUNE 12, 1996 AS ENTRY NO. 456155, IN BOOK 971, AT PAGE 91 (AS SAID DECLARATION MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) IN THE OFFICE OF THE RECORDER OF SUMMIT COUNTY, UTAH.

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN AND TO THE COMMON AREAS AND FACILITIES MORE PARTICULARLY DESCRIBED IN SAID DECLARATION AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.

(Tax Serial Nos. CSP-1A-A, CSP-1A-B-B, CSP-1B-A, CSP-1B-B, CSP-1C-A, CSP-1C-B, CSP-2A-A, CSP-2A-B, CSP-2B-A, CSP-2B-B, CSP-2C-A, CSP-2C-B, CSP-3A-A, CSP-3A-B, CSP-3B-A, CSP-3B-B, CSP-3C-A, CSP-3C-B, CSP-4A-A, CSP-4A-B, CSP-4B-A, CSP-4B-B, CSP-4C-A, CSP-4C-B, CSP-5A-A, CSP-5A-B, CSP-5B-A, CSP-5B-B, CSP-5C-A, CSP-5C-B, CSP-6A-A, CSP-6A-B, CSP-6B-A, CSP-6B-B, CSP-6C-A, CSP-6C-B, CSP-7A-A, CSP-7A-B, CSP-7B-A, CSP-7B-B, CSP-7C-A, CSP-7C-B, CSP-8A-A, CSP-8A-B, CSP-8B-A, CSP-8B-B, CSP-8C-A, CSP-8C-B, CSP-9A-A, CSP-9A-B, CSP-9B-A, CSP-9B-B, CSP-9C-A, CSP-9C-B, CSP-10A-A, CSP-10A-B, CSP-11A-A, CSP-11A-B, CSP-12A-A, CSP-12A-B, CSP-13A-A and CSP-13A-B).

UNITS 100, 101, 102, 200, 201, 202, 300, 301, 302 IN BUILDING A AND UNITS 103, 104, 105, 203, 204, 205, 303, 304, 305, IN BUILDING B, CONTAINED WITHIN THE BEAR LODGE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED JUNE 12, 1996 AS ENTRY NO. 456154, IN BOOK 96, AT PAGE 38 OF PLATS, (AS SAID RECORD OF SURVEY MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) AND AS FURTHER DEFINED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF THE BEAR LODGE CONDOMINIUMS,

RECORDED JUNE 12, 1996 AS ENTRY NO. 456156, IN BOOK 971, AT PAGE 112 (AS SAID DECLARATION MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) IN THE OFFICE OF THE RECORDER OF SUMMIT COUNTY, UTAH.

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN AND TO THE COMMON AREAS AND FACILITIES MORE PARTICULARLY DESCRIBED IN SAID DECLARATION AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.

(Tax Serial Nos. BL-100-A, BL-101-A, BL-102-A, BL-200-A, BL-201-A, BL-202-A, BL-300-A, BL-301-A, BL-302-A, BL-103-B, BL-104-B, BL-105-B, BL-203-B, BL-204-B, BL-205-B, BL-303-B, BL-304-B, AND BL-305-B)

**Recreation Parcel:**

A parcel of land lying within the Northwest Quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, County of Summit, State of Utah, more particularly described as follows:

Commence at the Northwest Corner of said Section 31, said Section Corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing being North  $00^{\circ}00'06''$  West between the West Quarter Corner of said Section 31 and the Northwest Corner of said Section 31); thence South  $00^{\circ}00'06''$  East along said Section line 316.92 feet; thence East 616.86 feet to the Easterly boundary of the Mahogany Hills Subdivision as recorded, said point also being on the Southerly boundary of the Willow Draw Cottages at SunPeak, Plat C as recorded, said point also being the TRUE POINT OF BEGINNING; thence along the Southerly boundary of said Willow Draw Cottages at SunPeak, Plat C, South  $68^{\circ}53'13''$  East 166.05 feet to the Northerly right-of-way of Bear Hollow Drive, said point being on a 390.00 foot radius non-tangent curve to the left (Center bears South  $32^{\circ}39'01''$  East); thence following three (3) courses along said right-of-way: 1) along the arc of said curve 131.71 feet through a central angle of  $19^{\circ}20'59''$ ; 2) South  $38^{\circ}00'00''$  West 184.31 feet to the beginning of a 365.00 foot radius curve to the right (Center bears North  $52^{\circ}00'00''$  West); 3) along the arc of said curve 105.51 feet through a central angle of  $16^{\circ}33'44''$  to the Southeast Corner of the Willow Draw Cottages at SunPeak, Plat A as recorded; thence following four (4) courses along said Willow Draw Cottages at SunPeak, Plat A boundary: 1) North  $35^{\circ}26'16''$  West 80.95 feet; 2) North  $44^{\circ}40'05''$  West 131.75 feet; 3) North  $04^{\circ}47'59''$  West 137.12 feet; 4) North  $08^{\circ}01'20''$  East 171.22 feet to the Southerly boundary of said Mahogany Hills Subdivision; thence along the boundary of said subdivision South  $68^{\circ}53'13''$  East 277.22 feet to the TRUE POINT OF BEGINNING.

(Tax Serial No. PP-116-A)