

WHEN RECORDED MAIL TO:
EP1LH, LLC
5255 West 11000 North, Suite 125
Highland, Utah 84003

ENT 8754:2016 PG 1 of 7
Jeffery Smith
Utah County Recorder
2016 Feb 02 01:29 PM FEE 309.00 BY EO
RECORDED FOR Guardian Law
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(Space Above For Recorder's Use)

NOTICE OF AMENDMENT TO REINVESTMENT FEE COVENANT

Pursuant to Utah Code Annotated (the "Act") Section 57-1-46, Edgewater at Geneva Owners' Association, Inc., a Utah non-profit corporation (the "Association"), hereby gives notice of a "reinvestment fee covenant" (as such term is defined in Section 57-1-46 of the Act), which reinvestment fee covenant burdens all that certain real property described in Exhibit A attached hereto (the "Property") and incorporated herein by this reference.

The reinvestment fee covenant was created by and is set forth in Section 6.5 of the Amended and Restated Declaration of Covenants, Conditions and Reservations for Edgewater at Geneva P.U.D. recorded on August 8, 2014 as Entry No. 55492:2014 of the records of the Utah County Recorder (the "Declaration").

The reinvestment fee covenant was amended by and is set forth in Section 6.5 of the Second Amended and Restated Declaration of Covenants, Conditions and Reservations for Edgewater at Geneva P.U.D. recorded on ~~January 2~~^{February}, 2016 as Entry No. ~~8618:2016~~ of the records of the Utah County Recorder (the "Second Amended and Restated Declaration").

The reinvestment fee covenant requires, among other things, that upon any transfer of any of the real property described on Exhibit A attached hereto, the transferee is required to pay a real estate transfer assessment determined in accordance with Section 6.5 of the Declaration, unless the transfer is specifically excluded.

The name and address of the beneficiary of the reinvestment fee covenant is:

Edgewater at Geneva Owners' Association, Inc.
2940 West Maple Loop Dr., Suite 303
Lehi, Utah 84043

The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns.

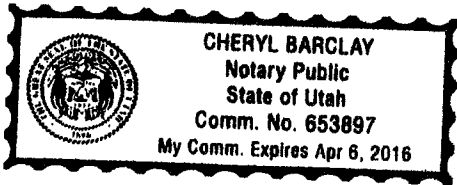
The imposition of the reinvestment covenant precludes the imposition of an additional reinvestment fee covenant on the Property.

The purposes of the reinvestment fee covenant are to enable the Association to pay common planning, facilities and infrastructure costs, open space, recreation amenities and other association expenses.

The reinvestment fee is required to benefit the burdened property.

The duration of the reinvestment fee covenant is thirty (30) years from the date of the recording of the Declaration, which duration will be automatically extended for successive periods of ten (10) years unless the Declaration is terminated in accordance with its terms or the Association otherwise approves the termination of the reinvestment fee covenant.

Edgewater at Geneva Owners' Association, Inc.



By: [Signature]
Name: _____
Title: _____

Date of Execution: January 21, 2016

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 21 day of January 2016, by Bart J. Brockbank, who is an authorized representative of Edgewater at Geneva Owners' Association, Inc., a Utah non-profit corporation.

Cheryl Barclay
NOTARY PUBLIC
Residing at: Cedar Hills, Utah

My Commission Expires:
Apr. 6, 2016

Exhibit A**Legal Description of the Property**

That certain real property located in Utah County, Utah, more particularly described as follows:

Parcel 1 (Lot 3, Edgewater at Geneva Phases 1, 2 and 3)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 709.81 FEET AND WEST A DISTANCE OF 377.94 FEET TO THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 880.22 FEET; THENCE S.89°26'03"W. A DISTANCE OF 510.71 FEET; THENCE N.00°33'57"W. A DISTANCE OF 282.30 FEET TO A POINT OF CURVATURE OF A 799.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 382.88 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°27'20" AND A CHORD THAT BEARS N.14°17'37"W. A DISTANCE OF 379.22 FEET; THENCE N.64°07'06"E. A DISTANCE OF 189.27 FEET TO A POINT OF CURVATURE OF A 1017.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 07°33'55" AND A CHORD THAT BEARS N.30°15'42"W. A DISTANCE OF 134.19 FEET; THENCE N.34°02'40"W. A DISTANCE OF 234.68 FEET; THENCE EAST A DISTANCE OF 315.82 FEET; THENCE SOUTH A DISTANCE OF 183.02 FEET; THENCE EAST A DISTANCE OF 227.48 FEET; THENCE NORTH A DISTANCE OF 25.53 FEET; THENCE EAST A DISTANCE OF 92.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.38 ACRES OF LAND

Parcel 2- (Lot 4, Edgewater at Geneva Phase 4)

PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 533.37 FEET; THENCE WEST A DISTANCE OF 1026.41 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.34°04'24"E. A DISTANCE OF 22.79 FEET; THENCE S.34°02'40"E. A DISTANCE OF 234.70 FEET TO A POINT OF CURVATURE OF A 1017.00-FOOT RADIUS

TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 07°33'56" AND A CHORD THAT BEARS S.30°15'42"E. A DISTANCE OF 134.19 FEET; THENCE S.64°07'06"W. A DISTANCE OF 189.24 FEET TO A POINT OF CURVATURE OF A 799.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 83.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°01'21" AND A CHORD THAT BEARS N.31°02'00"W. A DISTANCE OF 83.94 FEET; THENCE N.34°02'40"W. A DISTANCE OF 280.12 FEET; THENCE N.55°57'20"E. A DISTANCE OF 17.62 FEET; THENCE N.49°26'10"E. A DISTANCE OF 5.00 FEET; THENCE N.55°57'20"E. A DISTANCE OF 169.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.66 ACRES OF LAND

Parcel 3- (Lot 4, Edgewater at Geneva Phase 5)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 533.37 FEET; THENCE WEST A DISTANCE OF 1026.41 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.55°57'20"W. A DISTANCE OF 169.17 FEET; THENCE S.49°26'10"W. A DISTANCE OF 5.00 FEET; THENCE S.55°57'20"W. A DISTANCE OF 17.62 FEET; THENCE N.34°02'40"W. A DISTANCE OF 35.30 FEET TO A POINT OF CURVATURE OF A 701.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 360.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 29°29'50" AND A CHORD THAT BEARS N.19°17'45"W. A DISTANCE OF 356.92 FEET TO A POINT OF CURVATURE OF A 87.02-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.52 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°52'51" AND A CHORD THAT BEARS N.00°53'36"E. A DISTANCE OF 16.50 FEET; THENCE N.06°20'02"E. A DISTANCE OF 75.48 FEET TO A POINT OF CURVATURE OF A 113.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.62 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°53'59" AND A CHORD THAT BEARS N.02°53'02"E. A DISTANCE OF 13.60 FEET; THENCE N.00°33'57"W. A DISTANCE OF 102.73 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.44°26'03"E. A DISTANCE OF 21.21 FEET; THENCE N.89°26'03"E. A DISTANCE OF 54.70 FEET; THENCE SOUTH A DISTANCE 74.07 FEET; THENCE N.88°15'24"E. A DISTANCE OF 3.47 FEET; THENCE S.37°23'15"E. A DISTANCE OF 44.40 FEET; THENCE N.89°58'25"E. A DISTANCE OF 39.43 FEET;

THENCE S.00°33'57"E. A DISTANCE OF 47.33 FEET; THENCE S.56°58'54"E. A DISTANCE OF 24.18 FEET; THENCE S.57°14'30"E. A DISTANCE OF 20.07 FEET TO A POINT OF CURVATURE OF A 3.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 84°04'26" AND A CHORD THAT BEARS N.80°36'26"E. A DISTANCE OF 4.02 FEET; THENCE S.49°28'42"E. A DISTANCE OF 14.99 FEET TO A POINT OF CURVATURE OF A 42.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°37'25" AND A CHORD THAT BEARS S.16°05'12"W. A DISTANCE OF 31.21 FEET TO A POINT OF CURVATURE OF A 504.28-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 249.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°19'10" AND A CHORD THAT BEARS S.19°53'05"E. A DISTANCE OF 246.72 FEET; THENCE S.34°02'40"E. A DISTANCE OF 36.38 FEET THE POINT OF BEGINNING.

CONTAINING 2.11 ACRES OF LAND

Parcel 4-(Edgewater at Geneva Phase 6)

PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 391.02 FEET; THENCE WEST A DISTANCE OF 683.17 FEET TO THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 161.23 FEET; THENCE WEST A DISTANCE OF 330.35 FEET; THENCE N.34°03'20"W. A DISTANCE OF 59.17 FEET TO A POINT OF CURVATURE OF A 504.28-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 101.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°30'44" AND A CHORD THAT BEARS N.28°17'19"W. A DISTANCE OF 101.15 FEET; THENCE N.67°28'03"E. A DISTANCE OF 21.00 FEET TO A POINT OF CURVATURE OF A 5.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.90 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°29'45" AND A CHORD THAT BEARS N.22°42'56"E. A DISTANCE OF 7.10 FEET; THENCE S.89°33'43"E. A DISTANCE OF 105.63'; THENCE N.89°26'03"E. A DISTANCE OF 173.06 FEET; THENCE N.82°59'21"E. A DISTANCE OF 62.57 FEET; THENCE EAST A DISTANCE OF 48.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.34 ACRES OF LAND

Parcel 5-(Edgewater at Geneva Phase 7)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 207.93 FEET; THENCE WEST A DISTANCE OF 672.16 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.10°02'30"W. A DISTANCE OF 26.45 FEET; THENCE S.00°33'57"E. A DISTANCE OF 8.00 FEET; THENCE S.11°23'53"W. A DISTANCE OF 31.94 FEET; THENCE SOUTH A DISTANCE OF 117.75 FEET; THENCE WEST A DISTANCE OF 48.50 FEET; THENCE S.82°59'21"W. A DISTANCE OF 62.57 FEET; THENCE S.89°26'03"W. A DISTANCE OF 173.06 FEET; THENCE N.89°33'43"W. A DISTANCE OF 105.63 FEET TO A POINT OF CURVATURE OF A 5.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.90 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°29'45" AND A CHORD THAT BEARS S.22°42'56"W. A DISTANCE OF 7.10 FEET; THENCE S.67°28'03"W. A DISTANCE OF 21.00 FEET TO A POINT OF CURVATURE OF A 504.28-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 147.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°48'26" AND A CHORD THAT BEARS N.14°07'44"W. A DISTANCE OF 147.40 FEET TO A POINT OF CURVATURE OF A 42.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.03 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°41'56" AND A CHORD THAT BEARS N.16°07'27"E. A DISTANCE OF 31.26 FEET; THENCE N.49°25'18"W. A DISTANCE OF 12.99 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.82 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°51'43" AND A CHORD THAT BEARS N.64°00'12"E. A DISTANCE OF 47.24 FEET; THENCE N.89°26'03"E. A DISTANCE OF 416.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.90 ACRES OF LAND

Parcel 7-(Edgewater at Geneva Phase 8)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 46.15 FEET; THENCE WEST A DISTANCE OF 699.19 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.00°04'40"E. A DISTANCE OF 162.02 FEET; THENCE S.89°26'03"W. A DISTANCE OF 389.99 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.82 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°51'43" AND A CHORD THAT BEARS S.64°00'12"W. A DISTANCE OF 47.24 FEET; THENCE N.51°29'40"W. A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE OF A 3.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 84°04'26" AND A CHORD THAT BEARS S.80°36'26"W. A DISTANCE OF 4.02 FEET; THENCE S.57°14'30"E. A DISTANCE OF 20.07 FEET; THENCE S.56°58'57"E. A DISTANCE OF 24.18 FEET; THENCE N.00°33'57"W. A DISTANCE OF 47.33 FEET; THENCE S.89°58'25"W. A DISTANCE OF 39.43 FEET; THENCE N.37°23'13"W. A DISTANCE OF 44.40 FEET; THENCE S.88°15'24"W. A DISTANCE OF 3.47 FEET; THENCE NORTH A DISTANCE OF 74.07 FEET; THENCE N.89°25'57"E. A DISTANCE OF 545.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.95 ACRES OF LAND

Parcel 8-(Edgewater Extension at Geneva - Phase 12)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17, THENCE S.00°03'09"E. ALONG THE SECTION LINE A DISTANCE OF 1590.03 feet; AND WEST A DISTANCE OF 378.74 FEET TO THE REAL POINT OF BEGINNING:

THENCE SOUTH A DISTANCE OF 86.25 FEET; THENCE EAST A DISTANCE OF 44.50 feet; THENCE SOUTH A DISTANCE OF 254.75 FEET; THENCE S.89°27'37"W. A DISTANCE OF 550.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF MILL ROAD, VINEYARD, UTAH, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 578.38-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.65 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 05°01'04" AND A CHORD THAT BEARS N.02°38'34"W. A DISTANCE OF 50.64 FEET; THENCE N.00°33'57"W. A DISTANCE OF 290.57 FEET ALONG SAID RIGHT OF WAY; THENCE N.89°26'03"E A DISTANCE OF 510.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.25 ACRES OF LAND.