WHEN RECORDED, MAIL TO:

Ent 493995 Bk 1338 Pg 557 - 561 MARCY M. MURRAY, Recorder WASATCH COUNTY CORPORATION 2021 Feb 12 09:21AM Fee: \$198.00 TC For: Skousen & Associates ELECTRONICALLY RECORDED

Jovid Mark, LLC 7026 South 900 East Midvale, Utah 84047

NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. §57-1-46 et seq., notice is hereby provided that each Unit that is part of the Project as defined in the Declaration (defined below) is subject to reinvestment fee covenant requiring payment of a fee in an amount equal to 0.5% of the gross sales price of the Unit in connection with certain transfers of such Unit. As set forth in the Declaration, the amount of the reinvestment fee may be modified from time to time by written resolution of the Board. All capitalized terms not otherwise defined herein shall have the meanings set forth in the Declaration.

- 1. The Declaration is that certain Master Declaration of Covenants, Conditions, Easements and Restrictions for Jovid Mark Condos also known as Black Rock Mountain Resort, recorded with the Wasatch County Recorder's Office on November 12, 2020, as Entry No. 488439, Book No. 1323, Pages 1204-1306.
- 2. The Association is Black Rock Mountain Resort Master Association, and the fee under the reinvestment fee covenant shall be paid to the Association and delivered to:

Black Rock Mountain Resort Master Association 7026 South 900 East Midvale, Utah 84047

- 3. The reinvestment fee covenant is described in Section 7.5 of the Declaration. The reinvestment fee covenant is intended to run with the land and bind all successors in interest and assigns.
- 4. The existence of the reinvestment fee covenant precludes the imposition of any additional reinvestment fee covenants on the burdened property.
- 5. The reinvestment fee covenant shall remain in full force and effect so long as the Declaration encumbers the Project.
- 6. The purpose of the reinvestment fee covenant and the fees to be paid to the Association is to strengthen the finances of the Association and its reserve account so that it has funds sufficient to maintain, repair and/or replace the Common Elements of the Project.
- 7. The fees required to be paid to the Association pursuant to the reinvestment fee covenant must be used by the Association to maintain, repair and/or replace the Common Elements of the Project for the benefit of all of the Units encumbered by the Declaration.

RUSSELL C. SKOUSEN NOTARY PUBLIC - STATE OF UTAH COMMISSION# 695450 COMM. EXP. 06-05-2021

8. This Notice of Reinvestment Fee Covenant shall be recorded in the Wasatch County Recorder's Office against the real property described in Exhibit A attached hereto.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by Jovid Mark, LLC and Jovid Mark Residences, LLC, together as Declarant of the Declaration and as authorized representative of the Association.

DECLARANT:

JOVID MARK, LLC

Name: Richard T. Wolper, its Manager

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 9th day of February 2021 by Richard T. Wolper, Manager of Jovid Mark, LLC in the capacity indicated.

Notary Signature

JOVID MARK RESIDENCES, LLC

Name: Richard T. Wolper, its Wanager

STATE OF UTAH

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 9th day of February 2021 by February 2021, Manager of Jovid Mark Residences, LLC in the capacity indicated.

)

Notary Signature

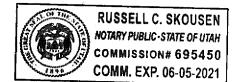


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel A:

All of that certain real property situated in County of Wasatch, State of Utah designated as Parcel A, as shown on the plat for the Jovid Mark Subdivision, recorded on September 19, 2017 and filed as Entry No. 442839, in Book 1201, beginning at Page 1247, according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

Parcel A Tax Parcel No. 00-0021-2658

Area 7.46 acres

Parcel 2:

Units 253, 254, 255, 352, 353, 452, 453, 454, 455, 456, 457, 458, 551, 552 and 553, Jovid Mark Subdivision A Condo Plat Amending Parcels 2, 3 and 4 (1st amendment) (Phase 1), according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

Together with the Common Area as shown on the official plat recorded April 9, 2019 as Entry No. 462319 in Book 1248 at Page 1434 of Official Records.

Parcel 2 Tax Parcel Nos.

00-0021-4090

00-0021-4091

00-0021-4092

00-0021-4093

00-0021-4094

00-0021-4095

00-0021-4096

00-0021-4097

00 0001 4000

00-0021-4098

00-0021-4099

00-0021-4100

00-0021-4101 00-0021-4102

00-0021-4103

00-0021-4104

Parcels 3 and 5:

Units 205, 206, 207, 208, 209, 211, 251, 252, 305, 306, 307, 308, 309, 310, 311, 312, 405, 406, 407, 408, 409, 410, 411, 412, 505, 506, 507, 508, 509, 510, 511, 512, 605, 606, 607, 608, 609, 610, 611 and 612, Jovid Mark Subdivision A Condo Plat Amending Parcels 3 and 5 (2nd amendment) (Phase 2), according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

Together with the Common Area as shown on the official plat recorded April 10, 2019 as Entry No. 462341 in Book 1248 at Page 1662 of Official Records.

Parcels 3 and 5 Tax Parcel Nos.

00-0021-4105

00-0021-4106

00-0021-4107

00-0021-4108

00-0021-4109

00-0021-4110

00-0021-4111

00-0021-4112

00-0021-4113 00-0021-4114

00-0021-4115 00-0021-4116

00-0021-4117

00-0021-4118

00-0021-4119

00-0021-4120

00-0021-4121

00-0021-4122

00-0021-4123

00-0021-4124

00-0021-4125 00-0021-4126

00-0021-4127

00-0021-4128 00-0021-4129

00-0021-4130

00-0021-4131

00-0021-4132

00-0021-4133

00-0021-4134

00-0021-4135

00-0021-4136

00-0021-4137 00-0021-4138

00-0021-4139

00-0021-4140

00-0021-4141

00-0021-4142

00-0021-4143

00-0021-4144

Parcels 4 and 7:

Units 256, 313, 315, 317, 319, 354, 355, 356, 357, 413, 414, 415, 416, 417, 418, 419, 420, 513, 514, 515, 516, 517, 518, 519, 520, 613, 614, 615, 616, 617, 618, 619 and 620, Jovid Mark Subdivision A Condo Plat Amending Parcels 4 and 7 (3rd amendment) (Phase 3), according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

Together with the Common Area as shown on the official plat recorded April 10, 2019 as Entry No. 462344 in Book 1248 at Page 1768 of Official Records.

Parcels 4 and 7 Tax Parcel Nos.: 00-0021-4145 00-0021-4146 00-0021-4147 00-0021-4148 00-0021-4149 00-0021-4150 00-0021-4151 00-0021-4152 00-0021-4153 00-0021-4154 00-0021-4155 00-0021-4156 00-0021-4157 00-0021-4158 00-0021-4159 00-0021-4160 00-0021-4161 00-0021-4162 00-0021-4163 00-0021-4164 00-0021-4165 00-0021-4166 00-0021-4167 00-0021-4168 00-0021-4169 00-0021-4170 00-0021-4171 00-0021-4172 00-0021-4173 00-0021-4174 00-0021-4175 00-0021-4176

00-0021-4177

909 West Peace Tree Trail, Heber City, Utah 84032