
NOTICE OF REINVESTMENT FEE COVENANT

(Ridgeland Downs)

Pursuant to Utah Code § 57-1-46(6), the Ridgeland Downs Owners Association (“**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, which is subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Ridgeland Downs Condominiums, recorded with the Salt Lake County Recorder on January 24, 2007, as Entry No. 9982234, and any amendments or supplements thereto (the “**Declaration**”).

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee is required to pay a reinvestment fee, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Ridgeland Downs** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Ridgeland Downs Owners Association
c/o Treo Community Management
8180 South 700 East, Suite 120
Sandy, UT 84070

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual unless otherwise amended.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (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) common expenses of the Association, including funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. For the amount of the Reinvestment Fee owed, please contact the Association.

IN WITNESS WHEREOF, the Ridgeland Downs Owners Association has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Davis County Recorder.

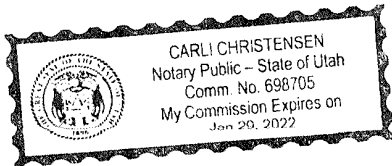
DATED this 10 day of January, 2020.

Ridgeland Downs Owners Association
a Utah Non-Profit Corporation

By: [Signature]
Its: Registered Agent

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 10 day of January, ~~2019~~ ²⁰²⁰, personally appeared before me Kati Kiding who by me being duly sworn, did say that she/he is an authorized representative of Ridgeland Downs Owners Association and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.



[Signature]
Notary Public

EXHIBIT A
Legal Description and Parcel Numbers

All of **Ridgeland Downs** as shown on the Plat Map thereof on record in the Salt Lake County Recorder's Office.

Parcel No. 15-29-201-001-0000 through 15-29-201-069-0000.