

WHEN RECORDED, RETURN TO:

RICHARDS LAW, PC
4141 So. Highland Drive, Ste. 225
Salt Lake City, UT 84124
(See Below for HOA Contact Info)

NOTICE OF REINVESTMENT FEE COVENANT

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES:

That owning, purchasing or assisting with the closing of a property conveyance within **PONY EXPRESS TOWNHOMES HOA** (the "Association"), that a certain Declaration of Covenants, Conditions, and Restrictions for Pony Express Townhomes was recorded on June 20, 2018 as Document Entry No. 57451:2018, in the Utah County Recorder's Office (the "Declaration") and that the Declaration (and any amendments thereto) established certain obligations of which all owners, sellers and buyers should be aware that:

1. A reinvestment fee is due upon transfer of title. The name and address of the beneficiary under the above referenced reinvestment fee covenant is **Alta Ridge Construction, LC and JRT Townhomes, LLC** ("Declarant") c/o Advanced Community Services, PO Box 179, Lehi, UT 84043 - (801) 641-1844. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its primary contact, as designated in the Utah Homeowner Associations Registry, which is available at the website of the Utah Department of Commerce.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land described as:

All Lots and Common Area, PONY EXPRESS TOWNHOMES Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder, state of Utah.

Parcels Numbers - 49:796:0001 through 49:796:0051 / See attached Exhibit "A"

and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the property. The duration of the above referenced reinvestment fee covenant is perpetual.

3. The Association, as listed above, must be contacted for the reinvestment fee amount which may change from time to time, in an amount up to .5% of the total sales price of each respective Lot upon transfer of title. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide for the Association's costs directly related to the transfer of the property and may also provide for payment in part of Association expenses. The fee required to be paid under the reinvestment fee covenant is required to benefit the Property.

4. Some exceptions may apply to the Reinvestment Fee pursuant to Article VI, Section 6.8 of the Declaration of Covenants, Conditions and Restrictions for the Association.

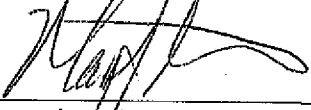
DATE: _____, 2018.

JRT Townhomes, LLC

By: _____
Its: _____

DATE: June 27, 2018.

ALTA RIDGE CONSTRUCTION LC


By: Matt Adler
Its: MANAGING MEMBER

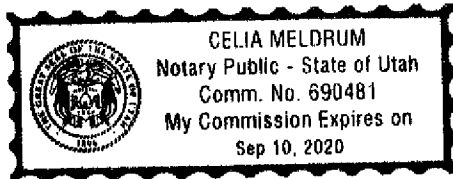
STATE OF UTAH)


COUNTY OF SL)

Matt Adler)

:ss (H)

the managing member of Alta Ridge Construction LLC who personally, appeared before me and acknowledged that he has knowledge of the facts set forth in the Notice and that he believes that all statements made in this Notice are true and correct. Subscribed and sworn to before me on June 27, 2018.




Notary Public

DATE: 6/27/18, 2018.

JRT Townhomes, LLC



By: Jacob R. Thompson
Its: manager

STATE OF UTAH

COUNTY OF DAVIS

Jacob R. Thompson

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;ss (M)

its manager of JRT TOWNHOMES, LLC who personally, appeared before me and acknowledged that he has knowledge of the facts set forth in the Notice and that he believes that all statements made in this Notice are true and correct. Subscribed and sworn to before me on 6/27, 2018.



Heather Childs Johnson
Notary Public

Exhibit "A"

Lots 1-51 of Pony Express Townhomes

- Lot 1: 49:796:0001
- Lot 2: 49:796:0002
- Lot 3: 49:796:0003
- Lot 4: 49:796:0004
- Lot 5: 49:796:0005
- Lot 6: 49:796:0006
- Lot 7: 49:796:0007
- Lot 8: 49:796:0008
- Lot 9: 49:796:0009
- Lot 10: 49:796:0010
- Lot 11: 49:796:0011
- Lot 12: 49:796:0012
- Lot 13: 49:796:0013
- Lot 14: 49:796:0014
- Lot 15: 49:796:0015
- Lot 16: 49:796:0016
- Lot 17: 49:796:0017
- Lot 18: 49:796:0018
- Lot 19: 49:796:0019
- Lot 20: 49:796:0020
- Lot 21: 49:796:0021
- Lot 22: 49:796:0022
- Lot 23: 49:796:0023
- Lot 24: 49:796:0024
- Lot 25: 49:796:0025
- Lot 26: 49:796:0026
- Lot 27: 49:796:0027
- Lot 28: 49:796:0028
- Lot 29: 49:796:0029
- Lot 30: 49:796:0030
- Lot 31: 49:796:0031
- Lot 32: 49:796:0032
- Lot 33: 49:796:0033
- Lot 34: 49:796:0034
- Lot 35: 49:796:0035
- Lot 36: 49:796:0036
- Lot 37: 49:796:0037
- Lot 38: 49:796:0038
- Lot 39: 49:796:0039
- Lot 40: 49:796:0040
- Lot 41: 49:796:0041
- Lot 42: 49:796:0042
- Lot 43: 49:796:0043
- Lot 44: 49:796:0044
- Lot 45: 49:796:0045
- Lot 46: 49:796:0046
- Lot 47: 49:796:0047
- Lot 48: 49:796:0048
- Lot 49: 49:796:0049
- Lot 50: 49:796:0050
- Lot 51: 49:796:0051