

13258805
4/30/2020 3:29:00 PM \$406.00
Book - 10936 Pg - 8092-8096
RASHELLE HOBBS
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:

Cameron Scott
David Weekley Homes
392 East 6400 South, Suite 200
Murray, UT 84107

Tax Parcel No. 27-22-401-048-0000 through 27-22-401-101-0000; 27-22-404-003-0000 through 27-22-404-023-0000; 27-22-405-006-0000 through 27-22-405-031-0000; 27-22-406-003-0000 through 27-22-406-025-0000; 27-22-408-001-0000 through 27-22-408-024-0000; 27-22-409-001-0000 through 27-22-409-015-0000; 27-22-427-009-0000; 27-22-451-030-0000 through 27-22-451-052-0000; 27-22-454-003-0000 through 27-22-454-008-0000

NOTICE OF REINVESTMENT FEE COVENANT
(Pursuant to Utah Code § 57-1-46)

Pursuant to Utah Code § 57-1-46, this Notice of Reinvestment Fee Covenant (the “**Notice**”) satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as record notice that a reinvestment fee covenant (the “**Reinvestment Fee Covenant**”) burdens all that real property more particularly described in the attached Exhibit “A” (the “**Property**”). The Property has been or will be developed into eighty-eight (88) single-family, residential lots and eighty-eight (88) townhome lots (each a “**Lot**” and collectively the “**Lots**”) and will be known as Ridgepoint Subdivision, also known as Copperleaf (the “**Project**”). The Reinvestment Fee Covenant is set forth within Section 5.13 of the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgepoint Subdivision (Copperleaf) (the “**Master Declaration**”) placed of record with the Salt Lake County Recorder’s Office, Salt Lake County, Utah on November 22, 2019, as Entry No. 13130591. The Reinvestment Fee Covenant was recorded subsequent to March 16, 2010, as set forth in Utah Code § 57-1-46(6), and notice as to the existence and application of a Reinvestment Fee Covenant, separate from the recorded document establishing the Reinvestment Fee Covenant, is hereby provided. Capitalized terms used herein but not otherwise defined have the meanings given them in the Master Declaration.

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

1. The name of the common interest association to which the fee under the Reinvestment Fee Covenant (“**Reinvestment Fee**”) is required to be paid is Copperleaf Master Association, a Utah nonprofit corporation (the “**Master Association**”). The Master Association is managed by a Board of Directors as defined in, and elected or appointed in accordance with, the Master Declaration and its associated Bylaws.

2. The Master Association’s address is: Property Management Systems, Inc., c/o Joe Holland, 262 East 3900 South, Suite 200, Salt Lake City, UT 84107. The address of the Master Association’s registered agent, or other authorized representative, may change from time to time. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Master

Association on file with the Utah Division of Corporations and Utah Department of Commerce Homeowner Associations Registry.

3. The burden and obligation of the Reinvestment Fee Covenant is intended to run with the Property and to bind all successors in interests and assigns.

4. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.

5. The Reinvestment Fee Covenant shall continue in full force and effect for so long as the Master Declaration remains in full force and effect. Notwithstanding the foregoing, the Declarant or the Board may amend or terminate the Reinvestment Fee Covenant through an acceptable voting process as outlined in the Master Declaration or the Act. If the necessary votes are obtained, the Board shall cause to be recorded a "Notice and Certificate of Termination of Reinvestment Fee Covenant," duly signed under proper authority from the Board with all signatures acknowledged. Upon such recordation, the Reinvestment Fee Covenant shall have no further force and effect.

6. The Reinvestment Fee Covenant and the Reinvestment Fee required to be paid thereunder are required to benefit the Project. The Master Association is the sole beneficiary of the Reinvestment Fee and the Reinvestment Fee Covenant. The Project includes a commitment to fund, construct, develop or maintain common infrastructure and Master Association property.

7. The purpose of the Reinvestment Fee Covenant is to generate funds dedicated to benefitting the burdened property and payment for: (a) common planning, facilities, and infrastructure; (b) obligations arising from any environmental covenant; (c) community programming; (d) open space; (e) recreation amenities; (f) charitable purposes; (g) Master Association expenses including to reimburse the Master Association for costs incurred by the Master Association in connection with transfer of title to each new Owner and for the payment of Common Expenses and reserves, as the Board may determine in its sole and subjective discretion; and (h) any other authorized use of such funds.

8. The amount of the Reinvestment Fee shall be established by the Board, subject to the applicable requirements of Utah Code § 57-1-46. Unless otherwise determined by the Board the amount of the Reinvestment Fee shall be on every transfer the amount of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00).

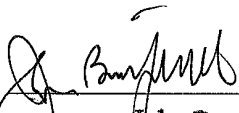
9. Notwithstanding the Reinvestment Fee as established and in effect, the Reinvestment Fee Covenant for the following transfers requires only the payment of the Master Association's costs directly related to the transfer of the burdened property, not to exceed Two Hundred Fifty and No/100 Dollars (\$250.00) (a) an involuntary transfer; (b) a transfer that results from a court order; (c) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity; (d) transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; (e) the creation of any mortgage; (f) in connection with any foreclosure of a first mortgage; (g) the exercise of a power of sale available under a first mortgage; (h) the taking of a deed or assignment in lieu of a foreclosure by a first mortgagee; (i) the conveyance by a first mortgagee of a deed in respect of a Lot, or part thereof or interest therein, to a grantee if such first mortgagee shall have obtained title to such residence, or part thereof or interest therein; or (j) any other transaction for which the payment of a Reinvestment Fee is limited pursuant to applicable law.

10. Notwithstanding anything herein to the contrary, the Reinvestment Fee shall not apply to any transfer, sale or conveyance (a) between Declarant and an affiliate or assignee of Declarant; or (b) of ten (10) or more Lots from the Declarant to a bulk-purchaser.

IN WITNESS WHEREOF, the Master Association has executed and delivered this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Office of Recorder for Salt Lake County, Utah.

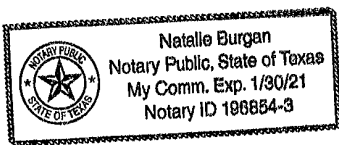
DECLARANT:

WEEKLEY HOMES, LLC
a Delaware limited liability company

By: 
Name: John Burchfield
Its: General Counsel

STATE OF TEXAS)
):ss.
COUNTY OF HARRIS)

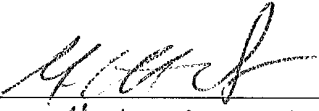
The foregoing instrument was acknowledged before me this 29th day of April, 2020, by John Burchfield, General Counsel of Weekley Homes, LLC, a Delaware limited liability company.




NOTARY PUBLIC
My Commission Expires: _____

DECLARANT:

LENNAR HOMES OF UTAH, INC.,
a Utah corporation

By: 
Name: Matt Anderson
Its: VP LAND

STATE OF UTAH)
COUNTY OF Salt Lake)ss.

The foregoing instrument was acknowledged before me this 29th day of April, 2020, by Matt Anderson, VP of Land of Lennar Homes of Utah, Inc., a Utah corporation.


NOTARY PUBLIC
My Commission Expires: 07/10/2022



Exhibit A

Legal Description of the Property

REAL PROPERTY IN THE COUNTY OF SALT LAKE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

ALL LOTS, PARCELS, AND COMMON AREAS WITHIN AND A PART OF THE RIDGEPOINT SUBDIVISION AS THOSE TERMS ARE DEFINED IN AND ACCORDING TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATIONS OF EASEMENTS FOR RIDGEPOINT SUBDIVISION (COPPERLEAF), RECORDED NOVEMBER 22, 2019 AS ENTRY NO. 13130591, AND THE PLAT FOR RIDGEPOINT SUBDIVISION AMENDING PARCELS: A, B, C, D, G, H, I AND J OF RIDGEPOINT MASTER PLAT, RECORDED NOVEMBER 22, 2019 AS ENTRY NO. 13130552, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, SALT LAKE COUNTY, UTAH.