

WHEN RECORDED, MAIL TO:
Scenic Mountain Homeowners Association
12896 S. Pony Express Road, Suite 400
Draper, Utah 84020

Tax Parcel Nos.: See Exhibit A

NOTICE OF REINVESTMENT FEE COVENANT

(Scenic Mountain Subdivision, Utah County, State of Utah)

Pursuant to Utah Code § 57-1-46(6), notice is hereby given that each residential lot (“**Lot**”) within the real property located in Utah County, State of Utah, and more particularly described on Exhibit A hereto (“**Property**”) is subject to a covenant obligating the future purchaser of such Lot to pay to the Scenic Mountain Homeowners Association (“**Association**”), upon and as a result of the transfer of such Lot, a fee that is dedicated to benefitting the Property and such Lot (“**Reinvestment Fee**”).

1. The Property is subject to that certain *Declaration of Covenants, Conditions, and Restrictions for Scenic Mountain* (“**Declaration**”), recorded with the Utah County Recorder’s Office on October 24, 2018, as Entry No. 102187:2018. Section 4.3.1 of the Declaration authorizes the imposition of the Reinvestment Fee.
2. Unless the parties to a transaction agree otherwise, the Reinvestment Fee will be paid by the purchaser of a Lot.
3. The initial amount of the Reinvestment Fee collected by the Association is identified below. However, the amount of the Reinvestment Fee may be adjusted from time to time as provided in the Declaration.
 - a. The amount of the Reinvestment Fee payable in connection with the initial sale of the Lot for a Detached Residence, as defined in the Declaration, will be three hundred dollars (\$300.00) and the amount of the Reinvestment Fee payable in connection with the resale of the Lot for a Detached Residence will be three hundred dollars (\$300.00).
 - b. The amount of the Reinvestment Fee payable in connection with the initial sale of the Lot for an Attached Residence, as defined in the Declaration, will be seven hundred fifty dollars (\$750.00) and the amount of the Reinvestment Fee payable in connection with the resale of the Lot for an Attached Residence will be one-quarter of one percent (0.25%) of the purchase price paid in connection with the resale of such Lot.
4. The Association’s address, where the Reinvestment Fee is to be paid, is:

Scenic Mountain Homeowners Association

12896 S. Pony Express Road, Suite 400
Draper, Utah 84020

5. The notarized signature of the Association's authorized representative is set forth below.
6. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Lots within the Property and their successors in interest and assigns.
7. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
8. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Property.
9. The purpose of the Reinvestment Fee is to benefit the Lot and the Property, enable the Association to finance the maintenance, repair, and/or replacement of the common areas owned or managed by the Association, to fund the reserve account of the Association, to satisfy any other obligation of the Association, or to undertake any other purpose authorized by law.
10. The Reinvestment Fee required to be paid to the Association pursuant to the covenant contained in the Declaration is required to benefit the Lot and the Property.

[Signatures on following page.]

WHEREFORE, this Notice of Reinvestment Fee Covenant has been executed by an authorized representative of the Scenic Mountain Homeowners Association.

**SCENIC MOUNTAIN
HOMEOWNERS ASSOCIATION**

By: Mindy Dansie
Title: Director
Date: August 5, 2021

STATE OF UTAH)
 :SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 5 day of August, 2021, by Mindy Dansie as Director of the Scenic Mountain Homeowners Association.

[Signature]
Notary Public

SEAL:

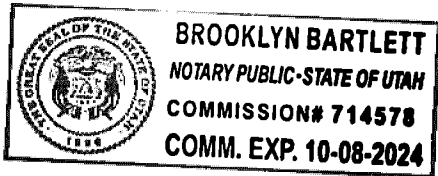


EXHIBIT A

(Description of the Property)

Lots 101-117 Scenic Mountain Phase A Plat 1 Subdivision according the official plat thereof recorded August 21, 2018, entry number 2018:79244 in the official records of the Utah County Recorder.

(Includes parcel numbers 66:643:0101, 66:643:0102, 66:643:0103, 66:643:0104, 66:643:0105, 66:643:0106, 66:643:0107, 66:643:0108, 66:643:0109, 66:643:0110, 66:643:0111, 66:643:0112, 66:643:0113, 66:643:0114, 66:643:0115, 66:643:0116, 66:643:0117)

Lots 118-130 Scenic Mountain Phase A Plat 2 Subdivision according the official plat thereof recorded May 14, 2019, entry number 2019-42788 in the official records of the Utah County Recorder.

(Includes parcel numbers 66:678:0118, 66:678:0119, 66:678:0120, 66:678:0121, 66:678:0122, 66:678:0123, 66:678:0124, 66:678:0125, 66:678:0126, 66:678:0127, 66:678:0128, 66:678:0129, 66:678:0130)

Lots 131-152 Scenic Mountain Phase A Plat 3 Subdivision according the official plat thereof recorded December 16, 2019, entry number 2019-133324 in the official records of the Utah County Recorder.

(Includes parcel numbers 66:720:131, 66:720:132, 66:720:132, 66:720:133, 66:720:134, 66:720:135, 66:720:136, 66:720:137, 66:720:138, 66:720:139, 66:720:140, 66:720:141, 66:720:142, 66:720:143, 66:720:144, 66:720:145, 66:720:146, 66:720:147, 66:720:148, 66:720:149, 66:720:150, 66:720:151, 66:720:152)

Lots 153-180 Scenic Mountain Phase A Plat 4 Subdivision according the official plat thereof recorded November 16, 2020, entry number 2020-181598 in the official records of the Utah County Recorder.

(Includes parcel numbers 66:784:0153, 66:784:0154, 66:784:0155, 66:784:0156, 66:784:0157, 66:784:0158, 66:784:0159, 66:784:0160, 66:784:0161, 66:784:0162, 66:784:0163, 66:784:0164, 66:784:0165, 66:784:0166, 66:784:0167, 66:784:0168, 66:784:0169, 66:784:0170, 66:784:0171, 66:784:0171, 66:784:0172, 66:784:0173, 66:784:0174, 66:784:0175, 66:784:0176, 66:784:0177, 66:784:0178, 66:784:0179, 66:784:0180)

Lots 201-240 Scenic Mountain Phase B Plat 1 Subdivision according the official plat thereof recorded February 21, 2020, entry number 2020-21581 in the official records of the Utah County Recorder.

(Includes parcel numbers 66:728:0201, 66:728:0202, 66:728:0203, 66:728:0204, 66:728:0205, 66:728:0206, 66:728:0207, 66:728:0208, 66:728:0209, 66:728:0210, 66:728:0211, 66:728:021, 66:728:021, 66:728:022, 66:728:0213, 66:728:0214, 66:728:0215, 66:728:0216, 66:728:0217,

66:728:0218, 66:728:0219, 66:728:0211, 66:728:0221, 66:728:0222, 66:728:0223, 66:728:0224, 66:728:0225, 66:728:0226, 66:728:0227, 66:728:0228, 66:728:0229, 66:728:0230, 66:728:0231, 66:728:0232, 66:728:0233, 66:728:0234, 66:728:0235, 66:728:0236, 66:728:0237, 66:728:0238, 66:728:0239, 66:728:0240)

Lots 101-113 Scenic Mountain Phase C Plat 1 Subdivision according the official plat thereof recorded July 19, 2021, entry 2021-134347 in the official records of the Utah County Recorder.

(Includes parcel numbers 66:838:0101, 66:838:0102, 66:838:0103, 66:838:0104, 66:838:0105, 66:838:0106, 66:838:0107, 66:838:0108, 66:838:0109, 66:838:0110, 66:838:0111, 66:838:0112, 66:838:0113)

Scenic Mountain Phase C Plat 2

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°16'24"W ALONG THE SECTION LINE 669.82 FEET AND EAST 948.10 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 16.20 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 37°08'15", CHORD: S71°25'57"E 15.92 FEET; THENCE N89°59'55"E 360.87 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 12.41 FEET WITH A RADIUS OF 27.00 FEET THROUGH A CENTRAL ANGLE OF 26°20'16", CHORD: N31°33'11"E 12.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 66.39 FEET WITH A RADIUS OF 57.50 FEET THROUGH A CENTRAL ANGLE OF 66°09'11", CHORD: N51°27'38"E 62.76 FEET; THENCE N84°32'13"E 2.38 FEET TO THE WEST LINE OF PHASE B, PLAT 1, SCENIC MOUNTAIN SUBDIVISION; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: S0°15'52"E 31.43 FEET; THENCE S29°41'30"E 47.23 FEET; THENCE S1°50'59"W 43.98 FEET; THENCE ALONG THE WEST LINE OF PHASE A, PLAT 4, SCENIC MOUNTAIN SUBDIVISION THE FOLLOWING THREE (3) COURSES: S33°46'46"W 291.25 FEET; THENCE S43°19'39"W 131.86 FEET; THENCE S37°14'01"W 85.28 FEET; THENCE ALONG THE EAST LINE OF PHASE A, PLAT 2, SCENIC MOUNTAIN SUBDIVISION THE FOLLOWING TEN (10) COURSES: N66°15'57"W 78.22 FEET; THENCE N0°16'26"E 198.40 FEET; THENCE N89°43'34"W 88.50 FEET; THENCE N0°16'26"E 9.37 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.76 FEET WITH A RADIUS OF 298.50 FEET THROUGH A CENTRAL ANGLE OF 4°33'40", CHORD: N2°32'35"E 23.76 FEET; THENCE N4°48'44"E 51.86 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 24.02 FEET WITH A RADIUS OF 261.00 FEET THROUGH A CENTRAL ANGLE OF 5°16'26", CHORD: N2°33'05"E 24.02 FEET; THENCE N0°16'28"E 138.47 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3.21 ACRES

Scenic Mountain Phase C Plat 3

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF VERNHAM LANE, SAID POINT BEING LOCATED S0°16'24"W ALONG THE SECTION LINE 669.82 FEET AND EAST 948.10 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: N0°16'26"E 51.63 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 9.96 FEET WITH A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 05°42'24", CHORD: N02°34'43"W 9.96 FEET; THENCE N5°25'52"W 80.72 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 68186:2018 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE N89°59'55"E ALONG SAID LINE 441.26 FEET; THENCE S0°15'52"E 97.19 FEET; THENCE S84°32'13"W 2.38 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 66.39 FEET WITH A RADIUS OF 57.50 FEET THROUGH A CENTRAL ANGLE OF 66°09'11", CHORD: S51°27'38"W 62.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 12.41 FEET WITH A RADIUS OF 27.00 FEET THROUGH A CENTRAL ANGLE OF 26°20'16", CHORD: S31°33'11"W 12.30 FEET; THENCE S89°59'55"W 360.87 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 16.20 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 37°08'15", CHORD: N71°25'57"W 15.92 FEET TO THE POINT OF BEGINNING,

CONTAINS: ±1.42 ACRES