

**WHEN RECORDED RETURN TO:**

D.R. Horton, Inc.  
12351 South Gateway Park Place, Suite D-100  
Draper, Utah 84020  
Attn: Adam Loser



ENT 143410:2021 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Aug 17 8:58 am FEE 40.00 BY JG  
RECORDED FOR D R HORTON

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Space above for County Recorder's Use

**NOTICE OF REINVESTMENT FEE COVENANT  
SUMMIT RIDGE TOWNHOMES**

Pursuant to Section 57-1-46 of the Utah Code, this NOTICE OF REINVESTMENT FEE COVENANT SUMMIT RIDGE TOWNHOMES is hereby given for that certain real property located in Utah County, Utah (the "Property") which is more particularly described on Exhibit A attached hereto and incorporated herein, with respect to the following:

1. The Declaration of Covenants, Conditions and Restrictions for Summit Ridge Townhomes dated November 25, 2020 (the "Declaration") was recorded in the Office of the Recorder of Utah County, Utah on December 3, 2020 as Entry No. 192503:2020.

2. Pursuant to Section 3.24 of the Declaration, the Summit Ridge Townhomes Owners Association, a Utah nonprofit corporation (the "Association"), is authorized to collect a fee (the "Reinvestment Fee") upon the sale of certain transfers of portions of the Property (except for those certain transfers described in the Declaration that are not subject to the Reinvestment Fee).

3. The Reinvestment Fee is payable to the Association at the closing of the transfer of the title of the affected portion of the Property.

4. The Reinvestment Fee shall be paid to the Association, at the following address:

Summit Ridge Townhomes Owners Association  
c/o Advantage Management  
P O Box 1006  
Orem, Utah 8405-1006  
Phone: 801-235-7368

5. The burden of the Reinvestment Fee runs with the land and binds all successors in interest and assigns of the Property.

6. Unless terminated pursuant to the Declaration, the duration of the Reinvestment Fee is perpetual.

7. Pursuant to the Declaration, the Reinvestment Fee shall belong to the Association, and the purpose of the Reinvestment Fee is to benefit the Property, including payment for common planning, facilities and infrastructure, obligations arising from an environmental

covenant, community programming, resort facilities, open space, recreation amenities, charitable purposes or association expenses.

8. The Reinvestment Fees paid under the Declaration are required to benefit the Property.

9. The Reinvestment Fee (as more specifically set forth and described in the Declaration) is the only reinvestment fee covenant to burden the Property, and no additional reinvestment fee covenant of any type or kind may be imposed on the Property.

IN WITNESS WHEREOF, the undersigned have executed this Notice of Reinvestment Fee Covenant Summit Ridge Townhomes as of June 15, 2021.

[SIGNATURE PAGES FOLLOW]

Summit Ridge Townhomes Owners Association, a  
Utah nonprofit corporation

By: *Krisel Travis*  
Name: Krisel Travis  
Title: President

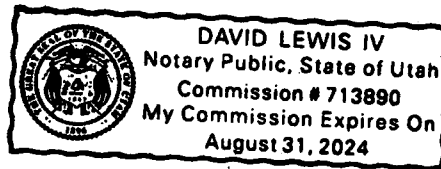
STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged to me this 11 day of August, 2021,  
by Krisel Travis, in his or her capacity as  
President of Summit Ridge Townhomes Owners Association, a Utah  
nonprofit corporation.

*David Lewis IV*

NOTARY PUBLIC  
Residing at: Davis County

My commission expires:  
Aug 31, 24



D.R. HORTON, INC., a Delaware corporation

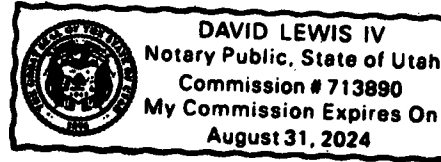
By: \_\_\_\_\_  
Name: Jonathan S. Thornley  
Title: Division CFO

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged to me this 11 day of August, 2021,  
by Jonathan S. Thornley, in his or her capacity as  
Division CFO of D.R. HORTON, INC., a Delaware corporation.

NOTARY PUBLIC  
Residing at: Davis county

My commission expires:  
Aug 31, 24



**EXHIBIT A  
TO  
NOTICE OF REINVESTMENT FEE COVENANT  
SUMMIT RIDGE TOWNHOMES**

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As used in this NOTICE OF REINVESTMENT FEE COVENANT SUMMIT RIDGE TOWNHOMES, the term “Property” means and refers to that certain real property located in Utah County, State of Utah, more particularly described as follows:

A portion of the Southeast Quarter of Section 10, the Southwest Quarter of Section 11 and the Northeast Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of South Ridge Farms Road, said point being located N0°05'18"W along the Section Line 149.69 feet and East 6.45 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along said right-of-way line the following two (2) courses: S87°18'00"W 51.91 feet; thence along the arc of a 640.00 foot radius curve to the left 13.81 feet through a central angle of 1°14'10" (chord: S86°40'55"W 13.81 feet); thence northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: N46°10'29"W) 11.50 feet through a central angle of 43°54'49" (chord: N21°52'07"E 11.22 feet); thence N0°05'18"W 270.91 feet; thence N89°17'18"W 228.82 feet; thence S0°42'42"W 20.00 feet; thence N89°17'18"W 181.00 feet; thence N0°42'42"E 20.00 feet; thence N89°17'18"W 73.02 feet; thence S0°42'42"W 20.00 feet; thence N89°17'18"W 161.48 feet; thence along the arc of a 283.00 foot radius curve to the right 20.72 feet through a central angle of 4°11'45" (chord: N87°11'25"W 20.72 feet); thence N85°05'33"W 9.31 feet; thence N4°54'27"E 20.00 feet; thence N85°05'33"W 278.54 feet; thence S4°54'27"W 20.00 feet; thence N85°05'33"W 107.26 feet; thence along the arc of a 217.00 foot radius curve to the left 213.74 feet through a central angle of 56°26'04" (chord: S66°41'25"W 205.20 feet); thence S38°28'22"W 65.54 feet; thence N51°31'38"W 20.00 feet; thence southwesterly along the arc of a 35.00 foot radius non-tangent curve to the left (radius bears: S51°31'38"E) 9.97 feet through a central angle of 16°19'24" (chord: S30°18'40"W 9.94 feet); thence South 68.17 feet; thence S30°08'48"E 23.50 feet; thence South 91.52 feet; thence along the arc of a 65.00 foot radius curve to the left 32.57 feet through a central angle of 28°42'48" (chord: S14°21'24"E 32.23 feet); thence S28°42'48"E 164.00 feet; thence S61°17'12"W 20.00 feet; thence S28°42'48"E 117.92 feet; thence N61°17'12"E 20.00 feet; thence S28°42'48"E 91.00 feet; thence S61°17'12"W 20.00 feet; thence S28°42'48"E 41.71 feet; thence N61°17'12"E 20.00 feet; thence S28°42'48"E 64.00 feet; thence S61°17'12"W 20.00 feet; thence S28°42'48"E 4.50 feet; thence S8°43'00"E 45.00 feet to the northerly right-of-way line of Summit Ridge Parkway; thence along said right-of-way line, southwesterly along the arc of a 2060.00 foot radius non-tangent curve to the left (radius bears: S8°43'00"E) 991.43 feet through a central angle of 27°34'30" (chord: S67°29'45"W 981.89 feet); thence North 1723.41 feet; thence N89°43'53"E 2028.87 feet to the Section Line; thence S0°05'18"E along the Section Line 828.00 feet; thence along the arc of a 15.00 foot radius curve to the left 14.46 feet through a central angle of 55°14'07" (chord: S27°42'22"E 13.91 feet) to the point of beginning.

Contains: ±43.12 Acres