

**When Recorded Return to:**  
**Colony Pointe Homeowners Association, Inc.**  
**12371 S. 900 E. #200**  
**Draper, UT 84020**

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**NOTICE OF REINVESTMENT FEE COVENANT**

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Pursuant to Utah Code Ann. § 57-1-46(6), the Colony Pointe Homeowners Association, Inc., a Utah non-profit corporation (the “**Association**”), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, and any additional land that is annexed into and made subject to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Colony Pointe, that was recorded August 9, 2017, as Entry No. 77259:2017, in the records of Utah County, and any amendments or supplements thereto (the “**Declaration**”). The Reinvestment Fee Covenant is created by and is set forth in Article VI, Section 6.7 of 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 determined by the Association’s Board of Directors in accordance with Section 6.7 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8).

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

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:  
Colony Pointe Homeowners Association, Inc.  
12371 S. 900 E. #200  
Draper, UT 84020
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. The Association’s members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.
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) common expenses of the Association; or (h) funding Association reserves.

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

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

DATED this 8 day of January 2020.

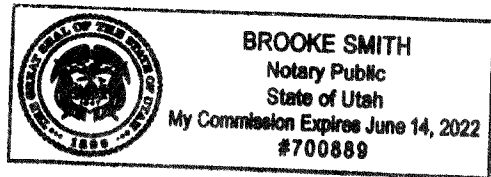
Colony Pointe Homeowners Association, Inc.  
a Utah nonprofit corporation

By: Jane Roberts

Its: Association Board Member

STATE OF UTAH )  
) ss.  
COUNTY OF \_\_\_\_\_)

On the 8th day of January, 2020, personally appeared before me Brooke Smith who by me being duly sworn, did say that she/he is an authorized representative of Colony Pointe Homeowners Association, Inc., and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



[Signature]  
Notary Public

EXHIBIT A

[Legal Description]

Lots 1 through 43, and Lots 44A, 45A, 46A, and 47, COLONY POINTE PLAT A subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Lots 48 through 151, and Lot 152A, COLONY POINTE PLAT B subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Lots 301 through 305, COLONY POINTE PLAT C subdivision, according to the official plat thereof recorded with the office of the Utah County Recorder, state of Utah.

Serial #'s 65:111:0001 through 65:111:0013,  
65:111:0016 through 65:111:0045,  
65:111:0047,  
65:111:0048,  
65:111:0052,  
65:129:0048 through 65:129:0152,  
65:252:0301 through 65:252:0305