
NOTICE OF REINVESTMENT FEE COVENANT

(Fox Point at Redstone Association, Inc.)

Pursuant to Utah Code § 57-1-46(6), Fox Point at Redstone Association, Inc. ("Association") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "Burdened Property"), attached hereto, which is subject to the Third Amended Declaration of Condominium for Fox Point at Redstone recorded in the office of the Summit County Recorder on November 19, 2004 as Entry No. 00717480, and any amendments or supplements thereto (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, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Fox Point at Redstone** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Fox Point at Redstone Association, Inc.
c/o Model HOA
1912 Sidewinder Ave, Suite 213
Park City, UT 84060
435-731-4095
info@modelhoa.com

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 unless otherwise amended.

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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

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

7. For the amount of the Reinvestment Fee owed, please contact the Association.

IN WITNESS WHEREOF, the Fox Point at Redstone Association, Inc. has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Summit County Recorder.

DATED as of the 3rd day of July, 2021.

Fox Point at Redstone Association, Inc.
A Utah Nonprofit Corporation

Aaron Sandler

By: _____

Its: President

State of Utah)
County of Summit) ss.



On the 3rd day of July, 2021, personally appeared before me Aaron Sandler who by me being duly sworn, did say that she/he is the President of Fox Point at Redstone Association, Inc. and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public _____

EXHIBIT A

Unit Parcel Numbers (251 Parcels)

FPRV-1-A
FPRV-1-B
FPRV-1-C
FPRV-1-D
FPRV-1-E
FPRV-1-F
FPRV-1-G
FPRV-1-H

FPRV-2-A
FPRV-2-B
FPRV-2-C
FPRV-2-D
FPRV-2-E
FPRV-2-F

FPRV-3-A
FPRV-3-B
FPRV-3-C
FPRV-3-D
FPRV-3-E
FPRV-3-F
FPRV-3-G
FPRV-3-H

FPRV-4-A
FPRV-4-B
FPRV-4-C
FPRV-4-D
FPRV-4-E
FPRV-4-F
FPRV-4-G
FPRV-4-H

FPRV-5-A
FPRV-5-B
FPRV-5-C

FPRV-5-D
FPRV-5-E
FPRV-5-F

FPRV-6-A
FPRV-6-B
FPRV-6-C
FPRV-6-D
FPRV-6-E
FPRV-6-F

FPRV-7-A
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FPRV-15-D
FPRV-15-E
FPRV-15-F
FPRV-15-G
FPRV-15-H

FPRV-16-A-1
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FPRV-31-A-1
FPRV-31-A-2
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FPRV-33-C-1
FPRV-33-C-2

FPRV-34-A-2
FPRV-34-B-1
FPRV-34-B-2
FPRV-34-C-1
FPRV-34-C-2

FPRSV-11-F1
FPRSV-11-F2
FPRSV-11-F3
FPRSV-11-F4
FPRSV-11-F5
FPRSV-11-F6
FPRSV-11-F7
FPRSV-11-F8
FPRSV-11-F9

FPRSV-11-G1
FPRSV-11-G2
FPRSV-11-G3
FPRSV-11-G4
FPRSV-11-G5
FPRSV-11-G6
FPRSV-11-G7
FPRSV-11-G8
FPRSV-11-G9
FPRSV-11-G10

FPRSV-11-H1
FPRSV-11-H2
FPRSV-11-H3
FPRSV-11-H4
FPRSV-11-H5
FPRSV-11-H6
FPRSV-11-H7
FPRSV-11-H8

FPRSV-11-H9
FPRSV-11-H10
FPRSV-11-H11
FPRSV-11-H12
FPRSV-11-H13

Legal Description

All Units at Fox Point at Redstone Village.

A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, BEING PART OF REDSTONE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, BEING A PORTION OF LOT 7 OF THE VILLAGE OF KIMBALL JUNCTION, AS RECORDED AS ENTRY #355411 OF SUMMIT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N 0°16'14"W 1145.57 FEET ALONG THE EAST LINE OF SAID LOT 7 AND S 89°43'46" W 206.07 FEET FROM THE SOUTH EAST CORNER OF SAID LOT 7; THENCE N 31°25'02" E 127.14 FEET; THENCE S 58°34'58" E 29.67 FEET; THENCE N 89°43'46" E 114.04 FEET; THENCE S 00°16'14" E 331.24 FEET; S 60°10'50" W 379.24 FEET; THENCE N 58°34'58" W 467.70 FEET; THENCE S 31°25'15" W 323.60 FEET; THENCE S 67°09'15" W 154.43 FEET; THENCE N 89°23'22" W 90.22 FEET; THENCE N 38°02'57" W 42.24 FEET; THENCE N 00°36'38" E 108.13 FEET; THENCE N 58°34'58" W 153.33 FEET; THENCE N 00°27'00" E 105.79 FEET; THENCE N 31°25'02" E 136.12 FEET; THENCE N 00°26'38" E 332.59 FEET; THENCE N 58°34'58" W 64.59 FEET; THENCE N 00°27'00" E 105.72 FEET; THENCE N 31°25'02" E 127.81 FEET; THENCE S 58°34'58" E 191.33 FEET; THENCE S 31°25'02" W 33.35 FEET; THENCE S 58°34'58" E 21.15 FEET; THENCE S 31°25'02" W 17.61 FEET; THENCE S 58°34'58" E 81.60 FEET; THENCE N 31°25'02" E 79.23 FEET; THENCE N 76°25'02" E 55.53 FEET; THENCE S 58°34'58" E 45.91 FEET; THENCE S 31°25'02" W 18.24 FEET; THENCE S 58°34'59" E 93.19 FEET; THENCE S 39°08'56" E 30.49 FEET; THENCE S 58°34'58" E 108.85 FEET; THENCE S 58°34'58" E 103.15 FEET; THENCE N 82°54'36" E 71.88 FEET; THENCE S 58°41'43" E 96.98 FEET; THENCE S 58°37'39" E 243.65 FEET TO THE POINT OF BEGINNING. CONTAINING 730,910 SQ. FEET OR 16.779 ACRES

A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, BEING A PORTION OF LOT 7 OF THE VILLAGE OF KIMBALL JUNCTION, AS RECORDED AS ENTRY #355411 OF SUMMIT COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N 0°16'14"W 1178.12 FEET ALONG THE EAST LINE OF SAID LOT 7 AND S 89°43'46" W 185.98 FEET FROM THE SOUTH EAST CORNER OF SAID LOT 7; THENCE N 58°34'58" W 52.87 FEET; THENCE S 31°25'02" W 5.00 FEET; THENCE N 58°34'58" W 88.00 FEET; THENCE N 31°25'02" E 5.00 FEET; THENCE N 58°34'58" W 215.00 FEET; THENCE S 31°25'02" W 13.55 FEET; THENCE N 58°34'58" W 44.00 FEET; THENCE S 31°25'02" W 31.50 FEET; THENCE N 58°34'38" W 206.00 FEET; THENCE N 31°25'02" E 17.50 FEET; THENCE N 58°34'58" W 44.00 FEET; THENCE N 31°25'02" E 21.00 FEET; THENCE N 58°34'58" W 80.94 FEET; THENCE S 31°25'02" W 66.68 FEET; THENCE S 58°34'59" E 93.19 FEET; THENCE S 39°08'56" E 30.49 FEET; THENCE S 58°34'58" E 212.00 FEET; THENCE N 82°54'36" E 71.88 FEET; THENCE S 58°41'43" E 96.98 FEET; THENCE S 58°37'39" E 243.65; THENCE N 31°25'02" E 38.25 FEET TO THE POINT OF BEGINNING.

A tract of land located in Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, being a portion of Lot 7 of the Village of Kimball Junction, as recorded as Entry No. 355411 of Summit County records, and being more particularly described as follows:

Beginning at a point which is North 0° 16' 14" West 1178.12 feet along the east line of said Lot 7 and South 89° 43' 46" West 185.98 feet from the Southeast corner of said Lot 7; thence South 31° 25' 02" West 38.247 feet; thence North 58° 37' 39" West 243.650 feet; thence North 58° 41' 43" West 96.980 feet; thence South 82° 54' 36" West 71.880 feet; thence North 58° 34' 58" West 212.00 feet; thence North 39° 08' 56" West 30.49 feet; thence North 58° 34' 59" West 93.175 feet; thence North 31° 25' 02" East 61.248 feet; thence North 58° 56' 01" West 86.85 feet; thence North 31° 25' 02" East 83.424 feet; thence South 58° 34' 58" East 172.644 feet; to a point on a 18.000 foot radius curve to the right, through a central angle of 32° 34' 18" a distance of 10.233 feet, said curve having a chord which bears South 42° 17' 49" East 10.095 feet; thence South 26° 00' 40" East 89.089 feet; thence North 64° 04' 23" East 18.00 feet, to a point on a 91.48 foot radius non-tangential curve to the left, through a central angle of 65° 52' 58" a distance of 105.190 feet, said curve having a chord which bears South 59° 03' 38" East 99.49 feet; thence South 02° 01' 09" East 18.00 feet; thence North 87° 59' 24" East 85.046 feet, to a point on a 18.00 foot radius curve to the right, through a central angle of 33° 25' 38" a distance of 10.501 feet, said curve having a chord which bears South 75° 17' 47" East 10.353 feet; thence South 58° 34' 58" East 360.231 feet; thence South 31° 25' 02" West 70.903 feet to the Point of Beginning.