

When Recorded Return to:
Wildflower Developer, LLC
14034 S. 145 E., Suite 204
Draper, UT 84020



ENT 102820:2022 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Sep 22 10:01 am FEE 76.00 BY KR
RECORDED FOR SARATOGA SPRINGS CITY

NOTICE OF REINVESTMENT FEE COVENANT

Village 1, Plat E-6

Pursuant to Utah Code § 57-1-46(6), the Wildflower Master Homeowners 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 Master Declaration of Covenants, Conditions and Restrictions for Wildflower recorded with the Utah County Recorder February 23, 2018 as Entry No. 17973:2018, 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, other than the Declarant, is required to pay a reinvestment fee as established by the Association's Board of Directors in accordance with Section 5.15 of the Declaration, 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 **Wildflower Village 1 Plat E-6** that:

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

Wildflower Master Homeowners Association, Inc.
14034 S. 145 E., Suite 204
Draper, Utah 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 30th day of August, 2022.

DECLARANT
WILDFLOWER DEVELOPER, LLC
a Utah limited liability company,

By: _____

Name: Nate Shipp

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 30th day of August, 2022, personally appeared before me Nate Shipp who by me being duly sworn, did say that she/he is an authorized representative of Wildflower Developer, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Alexis Winn
Notary Public

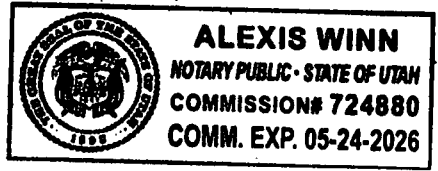


EXHIBIT A
(Legal Description)

All of **WILDFLOWER VILLAGE 1 (NORTH) PLAT E-6**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Including Lots 751 through 776 and Parcel A

More particularly described as:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE NORTH LINE OF THE PLATS OF HARVEST HILLS PUD PLAT "AA" AND "Z", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING LOCATED N89°36'29"E 1079.57 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S0°11'02"W ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER TO THE SOUTH QUARTER CORNER OF SAID SECTION 10); THENCE N00°00'23"W 356.16 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 24.07 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 91°56'13", CHORD: N45°57'43"E 21.57 FEET; THENCE N00°46'29"W 56.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.45 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°34'36", CHORD: N43°16'52"W 21.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 395.29 FEET WITH A RADIUS OF 767.00 FEET THROUGH A CENTRAL ANGLE OF 29°31'43", CHORD: N16°16'18"E 390.93 FEET; THENCE S57°29'57"E 101.61 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 29.89 FEET WITH A RADIUS OF 667.00 FEET THROUGH A CENTRAL ANGLE OF 02°34'04", CHORD: N32°19'15"E 29.89 FEET; THENCE S56°23'43"E 157.52 FEET; THENCE S16°23'38"W 88.27 FEET; THENCE S09°05'51"W 72.38 FEET; THENCE S71°58'33"E 124.28 FEET; THENCE S57°20'40"E 128.62 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 79.70 FEET WITH A RADIUS OF 1779.14 FEET THROUGH A CENTRAL ANGLE OF 02°34'00", CHORD: N33°01'23"E 79.69 FEET; THENCE S58°15'37"E 186.58 FEET TO THE NORTHWESTERLY LINE OF THE PLAT OF HARVEST HILLS PUD PLAT "RS"; THENCE ALONG THE NORTHERLY AND NORTHWESTERLY LINES OF SAID PLATS OF HARVEST HILLS PUD PLAT "AA", "Z", AND "RS" THE FOLLOWING TWO (2) COURSES: S26°33'37"W 449.84 FEET; THENCE S89°36'29"W 533.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.03 ACRES
±393,362 SQ. FT.