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 05/28/2010 10:11 AM \$69.00
 Book - 9829 Pg - 1265-1271
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 JAMES R. BLAKESLEY
 1305 N COMMERCE DR STE 230
 SARATOGA SPRINGS UT 84045
 BY: JCR, DEPUTY - WI 7 P.

WHEN RECORDED RETURN TO:
 Maple Ridge Homeowners Association
 c/o Carpenter & Associates
 487 E. Edindrew Circle
 Murray, UT 84107
 (801) 277-8801

NOTICE OF REINVESTMENT FEE COVENANT

PLEASE NOTE that the Buyer or Seller of a Unit at Maple Ridge Condominium shall be required to pay to the Maple Ridge Homeowners Association at the time of closing or settlement of the sale of his or her Unit a Reinvestment Fee in a sum to be determined by the governing board pursuant to Article 2, Section 2.01, Article 8, Sections 8.01, 8.04, 8.05 and 8.08, Article 9, Section 9.02(e), and Article 15, Section 15.01 of the Declaration of Condominium of Maple Ridge Condominium recorded in the Office of the County Recorder of Salt Lake County, Utah on November 1, 2000 as Entry No. 7751709 in Book 8398 at Pages 5655-5704 (Phase 1), April 3, 2001, as Entry No. 7861849, in Book 8442, at Pages 3305-3352 (Phase 2), and October 19, 2001 as Entry No. 8035742 in Book 8513 at Pages 7097-7127 (Phase 3) of the Official Records, as amended and supplemented (the "Declaration").

This notice affects the real property located in Salt Lake County, Utah described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference (collectively "Land" or Units and individually "Unit").

This is not a large master planned development. The amount of the Reinvestment Fee may not exceed 0.5% of the value of the Unit at the time of closing and shall comply with the requirements of Utah Code Ann., Section 57-1-46(5) (2010) as amended or supplemented.

The name of the association of unit owners responsible for the collection and management of the Reinvestment Fee is the Maple Ridge Homeowners Association (the "Association") and its principal place of business is 487 E. Edindrew Circle, Murray, UT 84107.

This written notice has been signed by the President and authorized representative of the Association.

The Reinvestment Fee Covenant is intended to run with the Land and to bind successors in interest and assigns thereof.

The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Land or any Lot.

The duration of the Reinvestment Fee Covenant is perpetual unless terminated by the prior written approval of two-thirds of all First Mortgagees and all of the Unit Owners, pursuant to Article 16, Section 16.11 of the Declaration.

The Reinvestment Fee is to be paid to the Association under the auspices of the Reinvestment Fee Covenant.


The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the Land and Units.

The Reinvestment Fee Covenant may not be enforced upon:

- (1) An involuntary transfer;
- (2) A transfer that results from a court order;
- (3) A bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity;
- (4) A transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or
- (5) The transfer of the Lot by a financial institution except to the extent that the Reinvestment Fee Covenant requires the payment of the Association's costs directly related to the transfer of the lot or unit, not to exceed \$250.00, as that amount may be amended by statute from time to time.

IN WITNESS WHEREOF, the Association has executed this notice the ___ day of May, 2010.


MAPLE RIDGE HOMEOWNERS ASSOCIATION

By: 
Name:
Title: President

ACKNOWLEDGMENT

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

On the 27 day of May, 2010 personally appeared before me Jan Keller, who by me being duly sworn, did say that s/he is the President of the Maple Ridge Homeowners Association, and that the within and foregoing notice was signed in behalf of said Association by authority of a resolution of its Board of Directors, and the aforesaid President duly acknowledged to me that the Association executed the same.



NOTARY PUBLIC



EXHIBIT "A"
Legal Description

The Land referred to in the foregoing notice is located in Salt Lake County, Utah and is described more particularly as follows:

RXLP MAPLE RIDGE PH 1 CONDO			BLK, LOT-QUAR		OBSOLETE?
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	
*** INVALID PARCEL NUMBER ***					
U			1	22-17-234-001-0000	
U			2	22-17-234-002-0000	
U			3	22-17-234-003-0000	
U			4	22-17-234-004-0000	
U			5	22-17-234-005-0000	
U			6	22-17-234-006-0000	
U			7	22-17-234-007-0000	
U			8	22-17-234-008-0000	
U			45	22-17-234-009-0000	
U			46	22-17-234-010-0000	
U			47	22-17-234-011-0000	
U			AREA	22172340120000	YES
U			AREA	22-17-234-029-0000	

PF5=RXXP PF7=RXAB ENTER=NEXT PF12=PREV PF10=LAST
 LINE DOWN AND ENTER=RXPN PF1=VTDI PF4=RETURN TO RXEN

RXLP MAPLE RIDGE PH 2 CONDO			BLK, LOT-QUAR		OBSOLETE?
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	
		U	9	22-17-234-013-0000	
		U	ST	99-99-999-999-9999	YES
		U	10	22-17-234-014-0000	
		U	11	22-17-234-015-0000	
		U	12	22-17-234-016-0000	
		U	13	22-17-234-017-0000	
		U	14	22-17-234-018-0000	
		U	15	22-17-234-019-0000	
		U	16	22-17-234-020-0000	
		U	17	22-17-234-021-0000	
		U	18	22-17-234-022-0000	
		U	19	22-17-234-023-0000	
		U	20	22-17-234-024-0000	
		U	21	22-17-234-025-0000	
		U	22	22-17-234-026-0000	
		U	23	22-17-234-027-0000	
		U	24	22-17-234-028-0000	
		U	AREA	22-17-234-029-0000	

PF5=RXXP PF7=RXAB ENTER=NEXT PF12=PREV PF10=LAST
 LINE DOWN AND ENTER=RXPN PF1=VTDI PF4=RETURN TO RXEN

RXLP MAPLE RIDGE PH 3 CONDO			BLK, LOT-QUAR		OBSOLETE?
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	
		U	25	22-16-104-013-0000	
		U	26	22-16-104-014-0000	
		U	27	22-16-104-015-0000	
		U	28	22-16-104-016-0000	
		U	29	22-16-104-017-0000	
		U	30	22-16-104-018-0000	
		U	31	22-16-104-019-0000	
		U	32	22-16-104-020-0000	
		U	33	22-16-104-009-0000	
		U	34	22-16-104-010-0000	
		U	35	22-16-104-011-0000	
		U	36	22-16-104-012-0000	
		U	37	22-16-104-008-0000	
		U	38	22-16-104-007-0000	
		U	39	22-16-104-006-0000	
		U	40	22-16-104-005-0000	
		U	41	22-16-104-004-0000	
		U	42	22-16-104-003-0000	
		U	43	22-16-104-002-0000	

PF5=RKKP PF7=RXAB ENTER=NEXT PF12=PREV PF10=LAST
 LINE DOWN AND ENTER=RXPN PF1=VTDI PF4=RETURN TO RXEN