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**NOTICE OF REINVESTMENT FEE COVENANT**  
(Pursuant to Utah Code Ann. § 57-1-46)

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Pursuant to Utah Code Annotated § 57-1-46, this Notice of Reinvestment Fee Covenant (the “**Notice**”) provides notice that a reinvestment fee covenant (the “**Reinvestment Fee Covenant**”) affects the real property that is described in **Exhibit A** to this Notice. The Reinvestment Fee Covenant was recorded as part of the Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions for Davencourt of Spanish Fork Townhomes (the “**Declaration**”) on July 23, 2020 as Entry Number 106471:2020 in the official records of the County Recorder for Utah County, State of Utah. The Declaration (and any amendments thereto) establishes certain obligations of which all owners, sellers, and buyers should be aware.

**BE IT KNOWN TO ALL SELLERS, BUYERS, AND TITLE COMPANIES** either owning, purchasing or assisting with the closing of a property conveyance within the **DAVENCOURT** project **THAT:**

1. The Davencourt of Spanish Fork Homeowners Association (the “**Association**”) is the beneficiary of the Reinvestment Fee Covenant. The Association’s registered address is 435 West 400 South, Ste. 301, Salt Lake City, Utah 84101.

The address of the Association’s registered agent, or other authorized representative, may change from time to time. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Association on file with the Utah Division of Corporations and/or Utah Department of Commerce Homeowner Associations Registry.

2. The burden and obligation of the Reinvestment Fee Covenant is intended to run with the land and to bind successors in interest and assigns of each and every unit and unit owner within the Association in perpetuity. 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.

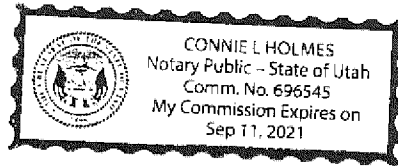
3. The Reinvestment Fee Covenant is required to benefit the burdened property. The purpose of the fee paid under the Reinvestment Fee Covenant is to cover the costs to the Association of effectuating any transfer of membership upon the books of the Association, to perpetuate the reserve funds of the Association or to reduce the Common Expenses of the Association.

4. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.



she is the Managing Agent, of Davencourt of Spanish Fork Homeowners Association (the "Association"), and that said document was signed by him/her on behalf of the Association with all necessary authority, and acknowledged to me that said Association executed the same.

Connie L Holmes  
Notary Public



## Exhibit A

### Legal Description

The real property located in Davencourt of Spanish Fork Townhomes, a planned unit development, recorded in the Utah County Recorder's office, more particularly described as follows:

#### **Plat A (Phase 1)**

Beginning at a point located N89°39'47"E along the Section line 218.55 feet and North 2.97 feet from the Northwest Corner of Section 20, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence N5°54'22"W 96.33 feet; thence N3°20'09"E 129.92 feet; thence N12°54'06"E 41.34 feet; thence N89°43'04"E 173.31 feet; thence S7°36'50"W 42.48 feet; thence S0°29'02"W 96.31 feet; thence N85°08'44"E 26.71 feet; thence S5°09'57"E 134.67 feet; thence S89°59'53"W 206.96 feet; thence N7°37'00"W 4.22 feet; thence S83°26'42"W 4.99 feet to the point of beginning.

Contains 1.207 acres.

#### **Plat B**

Beginning at a point located N00°17'18"W along the Section line 270.93 feet and East 400.10 feet from the Southwest Corner of Section 17, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence N89°52'32"E 134.35 feet; thence S10°44'30"W 12.02 feet; thence S79°15'34"E 14.45 feet; thence S10°44'30"W 27.97 feet; thence S79°15'34"E 166.20 feet; thence Southwesterly along the arc of an 1850.00 foot radius non-tangent curve 2.87 feet through a central angle of 0°05'20" (chord: S22°22'36"W 2.87 feet); thence Southwesterly along the arc of a 1945.00 foot radius non-tangent curve 189.16 feet through a central angle of 05°34'20" (chord: S20°29'08"W 189.08 feet); thence S89°58'50"W 11.72 feet; thence S28°12'10"W 20.23 feet; thence S89°59'53"W 183.54 feet; thence N5°09'57"W 134.67 feet; thence S85°08'44"W 26.71 feet; thence N0°29'02"E 96.31 feet; thence N7°36'50"E 42.48 feet to the point of beginning.

Contains 1.43 acres.

Plat C

SURVEYOR'S CERTIFICATE

I, DENNIS CARLISLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED DAVENCOURT P.R.D. PLAT "C" IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE RECORD OF SURVEY MAP FOR SUCH PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-6-13 (1) OF THE UTAH CONDO ASSOCIATION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N00°17'18"W ALONG THE SECTION LINE 270.09 FEET AND EAST 228.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, T8S, R3E, S.L.B. & M.;  
 THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
ALONG AN ARC	L-201.76	R- 566.62 Δ- 20°24'05" CH= N23°38'24"E 200.69
N31°13'04"E	38.49	
N89°14'34"E	532.12	ALONG SOUTH LINE OF WILLOW BEND "A"
ALONG AN ARC	L-383.26	R-1850.00 Δ- 11°52'11" CH= S28°21'21"W 382.57
N79°15'34"W	166.20	ALONG DAVENCOURT "B"
N10°44'30"E	27.97	ALONG DAVENCOURT "B"
N79°15'34"W	14.45	ALONG DAVENCOURT "B"
N10°44'30"E	12.02	ALONG DAVENCOURT "B"
S89°52'32"W	134.36	TO NORTHEAST CORNER OF DAVENCOURT "A"
S89°49'04"W	171.29	ALONG DAVENCOURT "A"
		TO THE POINT OF BEGINNING
		CONTAINING: 3.36 ACRES