



WHEN RECORDED, MAIL TO:

FIG Dublin Farms LLC
295 W. Center Street, Suite 200
Provo, UT 84601
Attn: Brian Schnell

ENT 118727:2018 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Dec 17 12:32 pm FEE 48.00 BY HF
RECORDED FOR EAGLE MOUNTAIN CITY

NOTICE OF REINVESTMENT FEE COVENANT

(Dublin Farms subdivision, *Eagle Mountain, Utah County, State of Utah*)

Pursuant to Utah Code Ann. §57-1-46(6) notice is hereby given that each Unit within that parcel of real property located in Eagle Mountain, Utah, and more particularly described on **Exhibit A** hereto (“**Property**”) is subject to a covenant obligating a future buyer or seller of any Unit within the Property to pay to the Dublin Farms Homeowners’ Association (“**Association**”), upon and as a result of a transfer of a Unit within the Property, a fee that is dedicated to benefitting such Unit (“**Reinvestment Fee**”).

1. The Property is subject to that certain *Declaration of Covenants, Conditions and Restrictions for Dublin Farms Homeowners’ Association* (“**Declaration**”), recorded with the Utah County Recorder’s office on DECEMBER 17, 2018, as Entry No. 118726:2018.
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in the Section 21.1 of the Declaration. The amount of the Reinvestment Fee will initially be four hundred dollars (\$400.00) but may be changed from time to time by the Association. Initially, one hundred dollars (\$100.00) of the Reinvestment Fee will be used by Association for Association expenses and three hundred dollars (\$300.00) will be deposited into the Association’s reserve account.
3. The Association’s address, where the Reinvestment Fee is to be paid, is:

Dublin Farms Homeowners’ Association
295 W. Center Street, Suite 200
Provo, UT 84601
4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Units within the Property and their successors in interest and assigns.
5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
6. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Project (as the term “**Project**” is defined in the Declaration).

- 7. The purpose of the Reinvestment Fee is to enable the Association to finance the maintenance, repair and/or replacement of the Common Areas, and to fund the reserve account of the Association.
- 8. The Reinvestment Fee required to be paid to the Association pursuant to the covenant contained in the Declaration is required to benefit the Units within the Property.
- 9. This Notice of Reinvestment Fee Covenant will be recorded in the Utah County Recorder's Office against the Property described in **Exhibit A** hereto.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by an authorized representative of Dublin Farms Homeowners' Association.

DUBLIN FARMS HOMEOWNER'S ASSOCIATION

By: ME MK

Printed Name: MICHAEL C. MILLER

Title: MANAGER

STATE OF UTAH)
 :SS.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 29 day of November 2018, by Michael C. Miller as Manager of the Dublin Farms Homeowner's Association.

Karen Weeks
NOTARY PUBLIC

SEAL:



EXHIBIT A

A parcel of land located in the Southeast Quarter of Section 20, and the Southwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the east line of Porter's Crossing per the Porter's Crossing Town Center Subdivision as recorded in the Office of the Utah County recorder as entry#90696:2013, said point being North $0^{\circ}11'38''$ East 802.26 feet and South $89^{\circ}48'22''$ East 2.66 feet from the Southwest Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running;

Thence along the east line of said Porter's Crossing per the said Porter's Crossing Town Center Subdivision and the Porter's Crossing Town Center, Phase B, Plat 1 as recorded in the Office of the Utah County Recorder as Entry#48061:2014, the following three (3) courses: North $0^{\circ}26'26''$ East 20.44 feet, 212.19 feet along the arc of a 638.50 foot radius curve to the left through a central angle of $19^{\circ}02'25''$ (Long Chord Bears North $09^{\circ}04'46''$ West 211.21 feet), North $18^{\circ}35'59''$ West 47.44 feet;

Thence North $71^{\circ}43'17''$ East 0.75 feet;

Thence North $71^{\circ}24'35''$ East 43.82 feet;

Thence North $80^{\circ}57'17''$ East 702.94 feet;

Thence North $64^{\circ}42'08''$ East 102.94 feet;

Thence North $52^{\circ}24'12''$ East 105.30 feet;

Thence North $44^{\circ}41'47''$ East 165.29 feet;

Thence South $59^{\circ}07'19''$ East 60.05 feet to the west line of Pony Express Townhomes as recorded in the Office of the Utah County Recorder as Entry#84771:2015;

Thence South $0^{\circ}00'45''$ West 601.52 feet along the said west line of Pony Express Townhomes;

Thence North $89^{\circ}33'34''$ West 153.40 feet to a point of curvature;

Thence 56.62 feet along the arc of a 213.87 foot radius curve to the left through a central angle of $15^{\circ}10'10''$ (Long Chord Bears South $80^{\circ}51'10''$ West 56.46 feet);

Thence South $75^{\circ}17'24''$ West 16.01 feet to a point of curvature;

Thence 49.45 feet along the arc of a 187.00 foot radius curve to the right through a central angle of $15^{\circ}09'02''$ (Long Chord Bears South $82^{\circ}51'55''$ West 49.30 feet);

Thence North $29^{\circ}33'34''$ West 23.20 feet;

Thence North $89^{\circ}33'34''$ West 747.33 feet to the point of beginning.

Parcel contains 422,404 sq. ft. 9.69 acres.