

WHEN RECORDED RETURN TO:
Highland Fields, LLC
95 River Bend Way, Suite A
North Salt Lake, UT 84054

NOTICE OF REINVESTMENT FEE COVENANT

(Highland Vista)

Pursuant to Utah Code Ann. § 57-1-46(6), the Highland Fields Homeowners Association (“**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 Declaration of Covenants, Conditions, and Restrictions for Highland Fields recorded with the Utah County Recorder on December 18, 2018 as Entry No. 119268:2018, 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 5.20 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 the **Highland Vista** project that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
Highland Vista Homeowners Association
2940 W. Maple Loop Drive, Suite 102
Lehi, UT 84043
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;

EXHIBIT A
[Legal Description]

All of **Highland Vista Town Homes PUD – Phase 1 Plat Amendment 2**, according to the official plat thereof, filed in the office of the Utah County Recorder on July 3, 2019 as Entry Number 61574:2019.

Parcel Numbers: **41:934:0101 through 41:934:0125**