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8/2/2018 3:18:00 PM \$93.00
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ADAM GARDINER
Recorder, Salt Lake County, UT
VIAL FOTHERINGHAM LLP
BY: eCASH, DEPUTY - EF 9 P.

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WHEN RECORDED RETURN TO:
The Falls at Boulden Ridge HOA
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
manager@hoaliving.com

Space Above for Recorder's Use Only

Lots 104 to 107
33-08-426-007 to 33-08-426-010

Lots 101 to 103, Lot A
33-08-427-001 to 33-08-427-004

Lots 135 to 138, Lot B
33-08-428-001 to 33-08-428-005

Lots 131 to 134, Lot C
33-08-429-001 to 33-08-429-005

Lots 108 to 120
33-08-476-005 to 33-08-476-017

Lots 121 to 130, Lot D
33-08-477-001 to 33-08-477-011

NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in **The Falls at Boulden Ridge Subdivision** is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **manager@hoaliving.com**.

This notice affects the parcels referenced above and any subsequent parcels added to the community via appropriate expansion documentation.

ADDITIONALLY, please note that the Buyer or Seller of a Lot or Unit at **The Falls at Boulden Ridge** shall be required to pay to **The Falls at Boulden Ridge Homeowners Association** at the time of closing or settlement of the sale of his or her Lot or Unit a Reinvestment Fee in a sum to be determined by the governing board.

This is not a large master planned development. The amount of the Reinvestment Fee may not exceed .5% of the value of the Lot or Unit at the time of closing unless the Lot or Unit is part of a large master planned development 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 owners responsible for the collection and management of the Reinvestment Fee is **The Falls at Boulden Ridge Homeowners Association** (the "Association") and the address is c/o **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **manager@hoaliving.com**.

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 ongoing until amended or supplemented.

The purpose of the Reinvestment Fee is limited to one or more of the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; or association expenses (including, but not limited to, administrative set-up fees).

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the burdened property.

IN WITNESS WHEREOF, the Association has executed this notice the 5th day of February, 2013.

THE FALLS AT BOULDEN RIDGE HOMEOWNERS ASSOCIATION

By: [Signature]
Name: Michael Johnson
Title: Authorized Representative/Managing Agent

ACKNOWLEDGMENT

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

On the 5th day of February, 2013, personally appeared before me Michael Johnson, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the **The Falls at Boulden Ridge Homeowners Association**, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Michael Johnson duly acknowledged to me that said Association authorized the same.

[Signature]
NOTARY PUBLIC

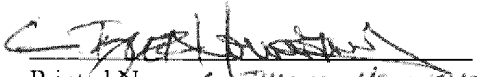



EXHIBIT "A"
APPROVAL

The foregoing Notice of Assessment & Notice of Reinvestment Fee Covenant (the "Notice") was recorded against the Lots in Phase 1 of the Falls at Boulden Ridge on February 6, 2013. By its terms, the Notice affects the parcels listed therein "and any subsequent parcels added to the community via appropriate expansions documentation." After the Notice was recorded against Phase 1, phases 2 and 3 were added to the community. The Falls at Boulden Ridge Homeowners Association Board of Trustees hereby formally ratifies and adopts the Notice for enforcement against the lots in phases 2 and 3 of the Falls at Boulden Ridge, more particularly described in Exhibit "B" attached hereto.

The President and Secretary of the Board of Trustees hereby certify and swear that the requisite number of votes were cast by Board Members accepting and approving formal ratification and adoption of the Notice as described above.


THE FALLS AT BOULDEN RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.


Printed Name: C TYLER HOWARD
President


Printed Name: _____
Secretary

STATE OF UTAH)
 : ss
COUNTY OF)

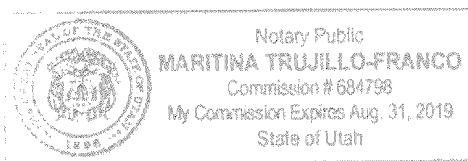
On this 11th day of July, 2018, the foregoing instrument was signed acknowledged before me by C. Tyler Howard.


Notary Public

STATE OF UTAH)
 : ss
COUNTY OF)



On this 10th day of July, 2018, the foregoing instrument was signed acknowledged before me by Jessie Tacora.



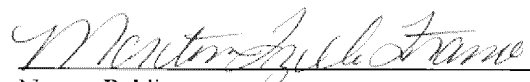

Notary Public

EXHIBIT "B"
PROPERTY DESCRIPTION

THE PROPERTY DESCRIPTION COMMENCES ON THE FOLLOWING PAGE
THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Legal Description of Phase 2A:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°26'39" WEST, ALONG THE SECTION LINE COMMON WITH SECTIONS 8 AND 9, A DISTANCE OF 545.04 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, CONTINUING ALONG SAID SECTION LINE SOUTH 00°26'39" WEST, A DISTANCE OF 928.30 FEET; THENCE, NORTH 89°33'21" WEST, A DISTANCE OF 25.00 FEET; THENCE, NORTH 86°37'01" WEST, A DISTANCE OF 232.11 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, THE CENTER OF WHICH BEARS NORTH 86°37'01" WEST, THROUGH A CENTRAL ANGLE OF 6°37'32", A DISTANCE OF 49.72 FEET; THENCE NORTH 89°56'37" WEST, A DISTANCE OF 265.43 FEET; THENCE NORTH 20°33'16" WEST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 76°08'11" WEST, A DISTANCE OF 248.70 FEET TO THE EASTERLY BOUNDARY LINE OF THE FALLS AT BOULDEN RIDGE PHASE 1 PRD SUBDIVISION; THENCE, ALONG SAID EASTERLY LINE THE FOLLOWING TWELVE COURSES: (1) NORTH 16°30'46" ¹¹ WEST, A DISTANCE OF 182.35 FEET; (2) NORTH 11°37'22" WEST, A DISTANCE OF 61.46 FEET; (3) NORTH 44°52'02" ¹¹ EAST, A DISTANCE OF 176.72 FEET; (4) NORTH 33°34'45" EAST, A DISTANCE OF 125.14 FEET; (5) NORTH 65°46'01" WEST, A DISTANCE OF 23.12 FEET; (6) NORTH 31°25'51" ¹¹ EAST, A DISTANCE OF 62.63 FEET; (7) NORTH 58°34'04" WEST, A DISTANCE OF 35.66 FEET; (8) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.50 FEET, THROUGH A CENTRAL ANGLE OF 46°53'23", A DISTANCE OF 30.69 FEET; (9) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 79.00 FEET, THROUGH A CENTRAL ANGLE OF 38°09'41", A DISTANCE OF 52.62 FEET; (10) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.50 FEET, THROUGH A CENTRAL ANGLE OF 8°58'40", A DISTANCE OF 5.88 FEET; (11) SOUTH 89°45'17" ¹¹ EAST, A DISTANCE OF 224.57 FEET; (12) NORTH 00°14'38" EAST, A DISTANCE 269.37 FEET; THENCE, NORTH 89°36'28" EAST, A DISTANCE OF 494.43 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS: 13.553 ACRES MORE OR LESS AND 15 LOTS

Legal Description of the Pond Area:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON WITH SECTIONS 8, 9, 16, AND 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH $00^{\circ}26'39''$ EAST, A DISTANCE OF 444.09 FEET; THENCE, WEST, A DISTANCE OF 259.22 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT ALSO BEING ON THE EAST BOUNDARY LINE OF SAID PHASE 1; THENCE, ALONG SAID PHASE LINE THE FOLLOWING EIGHT COURSES: (1) SOUTH $62^{\circ}17'32''$ WEST, A DISTANCE OF 27.09 FEET; (2) NORTH $79^{\circ}41'20''$ WEST, A DISTANCE OF 39.63 FEET; (3) NORTH $56^{\circ}09'04''$ WEST, A DISTANCE OF 68.91 FEET; (4) NORTH $48^{\circ}54'35''$ WEST, THENCE 275.41 FEET; (5) NORTH $43^{\circ}44'59''$ WEST, A DISTANCE OF 143.44 FEET; (6) NORTH $38^{\circ}20'18''$ WEST, A DISTANCE OF 208.42 FEET; (7) NORTH $11^{\circ}14'34''$ EAST, A DISTANCE OF 67.37 FEET; (8) SOUTH $81^{\circ}50'11''$ EAST, A DISTANCE OF 57.35 FEET; THENCE, SOUTH $19^{\circ}40'48''$ EAST, A DISTANCE OF 28.56 FEET; THENCE, SOUTH $37^{\circ}56'27''$ EAST, A DISTANCE OF 160.14 FEET; THENCE, SOUTH $45^{\circ}26'50''$ EAST, A DISTANCE OF 156.73 FEET; THENCE, SOUTH $70^{\circ}15'06''$ EAST, A DISTANCE OF 88.31 FEET; THENCE, SOUTH $48^{\circ}03'33''$ EAST, A DISTANCE OF 253.53 FEET; THENCE, SOUTH $03^{\circ}50'10''$ WEST, A DISTANCE OF 76.6 FEET, TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH $00^{\circ}26'39''$ EAST BETWEEN THE SECTION CORNER COMMON WITH SECTIONS 8, 9, 16, AND 17 AND THE QUARTER CORNER COMMON WITH SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

Legal Description for Phase 3A:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER WITH SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°36'38" WEST, ALONG THE EAST WEST CENTER QUARTER LINE, SAID LINE IS ALSO THE NORTH LINE OF THE FALLS AT BOULDEN RIDGE PHASE 1 PRD SUBDIVISION, A DISTANCE OF 1035.69 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES: (1) SOUTH 00°23'22" EAST, A DISTANCE OF 890.82 FEET, (2) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, THE CENTER OF WHICH BEARS SOUTH 31°54'17" EAST, THROUGH A CENTRAL ANGLE OF 21°35'50", A DISTANCE OF 9.42 FEET; THENCE NORTH 34°51'40" WEST, A DISTANCE OF 292.44 FEET; THENCE NORTH 23°43'25" WEST, A DISTANCE OF 271.72 FEET; THENCE NORTH 11°56'52" WEST, A DISTANCE OF 50.07 FEET; THENCE NORTH 00°23'22" WEST, A DISTANCE OF 343.44 FEET; THENCE NORTH 11°56'52" WEST, A DISTANCE OF 50.07 FEET; THENCE NORTH 00°23'22" WEST, A DISTANCE OF 223.26 FEET, TO THE EAST WEST CENTER QUARTER SECTION LINE OF SECTION 8; THENCE, NORTH 89°36'38" EAST, ALONG SAID LINE, A DISTANCE OF 432.02 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

Legal Description of Phase 3B:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°36'38" WEST, ALONG THE EAST WEST CENTER QUARTER LINE, A DISTANCE OF 1467.71 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF SAID THE FALLS AT BOULDEN RIDGE PHASE 3A PRD SUBDIVISION THE FOLLOWING THREE COURSES: (1) SOUTH 00°23'22" EAST, A DISTANCE OF 223.26 FEET, (2) SOUTH 11°56'52" EAST, A DISTANCE OF 50.07 FEET; (3) SOUTH 00°23'22" EAST, A DISTANCE OF 226.05 FEET; THENCE NORTH 88°50'41" WEST, A DISTANCE OF 608.41 FEET; THENCE SOUTH 20°04'19" WEST, A DISTANCE OF 65.91 FEET; THENCE NORTH 60°07'39" WEST, A DISTANCE OF 134.78 FEET; THENCE NORTH 00°23'22" WEST, A DISTANCE OF 187.38 FEET; THENCE NORTH 01°50'35" WEST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 00°23'22" WEST, A DISTANCE OF 236.86 FEET, TO THE EAST WEST CENTER QUARTER SECTION LINE OF SECTION 8; THENCE, NORTH 89°36'38" EAST, ALONG SAID LINE, A DISTANCE OF 704.39 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

Contains 8.240 acres more or less and 10 lots

Legal Description of Phase 3C

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°36'38" WEST, ALONG THE EAST WEST CENTER QUARTER LINE, A DISTANCE OF 1467.70 FEET, TO THE BOUNDARY LINE COMMON WITH THE FALLS AT BOULDEN RIDGE PHASE 3A PRD SUBDIVISION AND THE FALLS AT BOULDEN RIDGE PHASE 3B PRD SUBDIVISION; THENCE, ALONG SAID SUBDIVISION BOUNDARY LINE THE FOLLOWING THREE COURSES: (1) SOUTH 00°23'22" EAST, A DISTANCE OF 223.26 FEET; (2) SOUTH 11°56'52" EAST, A DISTANCE OF 50.07 FEET; (3) SOUTH 00°23'22" EAST, A DISTANCE OF 226.05 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING THREE COURSES: (1) SOUTH 00°23'22" EAST, A DISTANCE OF 141.14 FEET; (2) SOUTH 23°43'25" EAST, A DISTANCE OF 271.72 FEET; (3) SOUTH 34°51'40" EAST, A DISTANCE OF 292.44 FEET, TO POINT ON THE WESTERLY BOUNDARY LINE OF THE FALLS AT BOULDEN RIDGE PHASE 1 PRD SUBDIVISION; THENCE, ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING FOUR COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CENTER OF WHICH BEARS NORTH 62°32'55" WEST, THROUGH A CENTRAL ANGLE OF 59°51'52", A DISTANCE OF 26.12 FEET; (2) SOUTH 87°18'56" WEST, A DISTANCE OF 89.80 FEET; (3) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 17°45'01", A DISTANCE OF 20.14 FEET; (4) SOUTH 15°03'57" WEST, A DISTANCE OF 192.05 FEET, TO A POINT ON THE NORTH LINE OF THAT CERTAIN PROPERTY OWNED BY WASATCH SOUTH HILLS DEVELOPMENT; THENCE, SOUTH 89°24'34" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 110.86 FEET, TO THE NORTHEASTERLY SIDELINE OF THE WELBY JACOB CANAL; THENCE, ALONG SAID NORTHEASTERLY SIDELINE THE FOLLOWING FIVE COURSES: (1) NORTH 27°19'31" WEST, A DISTANCE OF 331.68 FEET; (2) NORTH 34°33'58" WEST, A DISTANCE OF 113.84 FEET; (3) NORTH 43°04'18" WEST, A DISTANCE OF 281.80 FEET; (4) NORTH 44°13'37" WEST, A DISTANCE OF 168.27 FEET; (5) NORTH 53°13'36" WEST, A DISTANCE OF 112.67 FEET, TO THE FALLS AT BOULDEN RIDGE PHASE 3B PRD SUBDIVISION; THENCE, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, THE FOLLOWING TWO COURSES: (1) NORTH 20°04'19" EAST, A DISTANCE OF 65.91 FEET; (2) SOUTH 88°50'41" EAST, A DISTANCE OF 608.41 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

Contains 7.622 acres more or less and 9 lots

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°36'38" WEST, ALONG THE EAST WEST CENTER QUARTER LINE, A DISTANCE OF 2172.08 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF THE FALLS AT BOULDEN RIDGE PHASE 3B PRD SUBDIVISION THE FOLLOWING FOUR COURSES: (1) SOUTH 00°23'22" EAST, A DISTANCE OF 236.86 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 875.00 FEET, THE CENTER OF WHICH BEARS NORTH 04°06'15" WEST, THROUGH A CENTRAL ANGLE OF 2°15'39", A DISTANCE OF 34.53 FEET; (3) SOUTH 01°50'35" EAST, A DISTANCE OF 50.00 FEET; (4) SOUTH 00°23'22" EAST, A DISTANCE OF 187.38 FEET, TO THE POINT ON THE NORTH LINE OF THE WELBY JACOB CANAL; THENCE, ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES: (1) NORTH 60°07'39" WEST, A DISTANCE OF 243.38 FEET; (2) NORTH 65°26'04" WEST, A DISTANCE OF 213.62 FEET; (3) NORTH 67°37'27" WEST, A DISTANCE OF 14.80 FEET; THENCE NORTH 00°28'14" WEST, A DISTANCE OF 257.28 FEET, TO A POINT ON SAID EAST WEST CENTER QUARTER LINE; THENCE, NORTH 89°36'38" EAST, ALONG SAID EAST WEST CENTER QUARTER LINE, A DISTANCE OF 451.12 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

Contains 3.633 acres more or less and 4 lots