

When Recorded Return to:

Edge Homes Utah, LLC
13702 S. 200 W. #B12
Draper, UT 84020

NOTICE OF REINVESTMENT FEE COVENANT

(Quailhill Plats G, H & J)

Pursuant to Utah Code § 57-1-46(6), the Mt. Saratoga Master Association, Inc., a Utah non-profit corporation (the "**Association**"), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, and any additional land that is annexed into and made subject to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga, that was recorded July 10, 2018, as Entry No. 64461:2018, in the records of Utah County, 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 is required to pay a reinvestment fee determined by the Association's Board of Directors in accordance with Article V, Section 5.15 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8).

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Quailhill at Mt. Saratoga** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Mt. Saratoga Master Association, Inc.
187 West Main St.
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; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

IN WITNESS WHEREOF, the undersigned has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Utah County Recorder.

DATED this 3 day of August, 2020.



DECLARANT
EDGE HOMES UTAH, LLC
a Utah limited liability company

By: Steve Maddox

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 3 day of August, 2020, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King
Notary Public

EXHIBIT A
(Legal Description)

All of **Quailhill at Mt. Saratoga Plat G**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 117933:2019.

Parcel Numbers: 50:110:0701 through 50:110:0725

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 425.62 FEET AND WEST 94.03 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 224.58 FEET; THENCE N59°41'56"W 179.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 889.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S71°42'12"W) 65.53 FEET THROUGH A CENTRAL ANGLE OF 4°13'23" (CHORD: N20°24'29"W 65.51 FEET); THENCE ALONG THE ARC OF A 1376.00 FOOT RADIUS CURVE TO THE RIGHT 134.00 FEET THROUGH A CENTRAL ANGLE OF 5°34'47" (CHORD: N19°43'48"W 133.95 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.57 FEET THROUGH A CENTRAL ANGLE OF 90°02'24" (CHORD: N28°05'26"E 21.22 FEET); THENCE N73°06'38"E 168.81 FEET; THENCE ALONG THE ARC OF A 312.00 FOOT RADIUS CURVE TO THE RIGHT 197.81 FEET THROUGH A CENTRAL ANGLE OF 36°19'34" (CHORD: S88°43'35"E 194.51 FEET); THENCE N38°03'03"E 58.59 FEET; THENCE N22°27'24"E 118.48 FEET; THENCE S64°04'51"E 96.05 FEET; THENCE N50°21'37"E 54.13 FEET; THENCE S37°26'33"E 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 606.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S37°26'33"E) 2.82 FEET THROUGH A CENTRAL ANGLE OF 0°15'58" (CHORD: N52°41'26"E 2.82 FEET); THENCE N52°49'25"E 30.87 FEET; THENCE S37°10'35"E 151.00 FEET; THENCE S52°49'25"W 67.79 FEET; THENCE S43°32'45"W 94.82 FEET; THENCE S40°59'22"W 56.06 FEET; THENCE S43°32'45"W 218.48 FEET TO THE POINT OF BEGINNING.

All of **Quailhill at Mt. Saratoga Plat H**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 117934:2019.

Parcel Numbers: 50:111:0032 through 50:111:0033
 50:111:0801 through 50:111:0833

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 880.81 FEET AND WEST 10.35 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N64°04'51"W 96.05 FEET; THENCE N86°09'52"W 9.51 FEET; THENCE N1°26'31"W 80.24 FEET; THENCE N2°12'52"W 61.17 FEET; THENCE N31°02'01"E 39.13 FEET; THENCE N3°50'44"W 66.26 FEET; THENCE N58°57'59"W 13.40 FEET; THENCE ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE LEFT 36.58 FEET THROUGH A CENTRAL ANGLE OF 9°11'33" (CHORD: N63°33'46"W 36.54 FEET); THENCE N21°50'28"E 99.96 FEET; THENCE S62°41'59"E 65.26 FEET; THENCE S58°57'59"E 192.67 FEET; THENCE N31°02'01"E 93.35 FEET; THENCE N4°41'51"E 64.98 FEET; THENCE N36°05'20"E 100.31 FEET; THENCE S54°58'20"E 46.49 FEET; THENCE S58°15'20"E 46.50 FEET; THENCE S60°55'20"E 48.80 FEET; THENCE S61°23'40"E 279.00 FEET; THENCE S28°36'20"W 158.00 FEET; THENCE N61°23'40"W 13.47 FEET; THENCE S31°38'57"W 65.09 FEET; THENCE S36°17'43"W 51.00 FEET; THENCE S40°17'53"W 51.00 FEET; THENCE S44°13'15"W 51.00 FEET; THENCE S48°08'38"W 51.00 FEET; THENCE S61°52'55"W 51.01 FEET; THENCE S52°49'25"W 117.31 FEET; THENCE N37°10'35"W 151.00 FEET; THENCE S52°49'25"W 30.87 FEET; THENCE ALONG THE ARC OF A 606.00 FOOT RADIUS CURVE TO THE LEFT 2.82 FEET THROUGH A CENTRAL ANGLE OF 0°15'58" (CHORD: S52°41'26"W 2.82 FEET); THENCE N37°26'33"W 100.00 FEET; THENCE S50°21'37"W 54.13 FEET TO THE POINT OF BEGINNING.

All of **Quailhill at Mt. Saratoga Plat J**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 51430:2020.

Parcel Numbers: 50:113:0901 through 50:113:0941

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5₂SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED N0°17'58"E 187.14 FEET AND EAST 330.09 FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N46°27'15"W 470.80 FEET; THENCE N43°32'45"E 100.00 FEET; THENCE N40°59'22"E 56.06 FEET; THENCE N43°32'45"E 94.82 FEET; THENCE N52°49'25"E 185.09 FEET; THENCE N51°52'55"E 51.01 FEET; THENCE N48°08'38"E 51.00 FEET; THENCE N44°13'15"E 51.00 FEET; THENCE N40°17'53"E 51.00 FEET; THENCE N36°17'43"E 51.00 FEET; THENCE N31°38'57"E 65.09 FEET; THENCE S81°23'40"E 13.47 FEET; THENCE N28°36'20"E 156.00 FEET; THENCE S61°23'40"E 232.50 FEET; THENCE S28°36'20"W 156.00 FEET; THENCE N61°23'40"W 4.59 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 986.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N60°47'29"W) 406.39 FEET THROUGH A CENTRAL ANGLE OF 23°38'54" (CHORD: S41°00'58"W 403.52 FEET); THENCE S52°49'25"W 144.78 FEET; THENCE ALONG THE ARC OF A 449.00 FOOT RADIUS CURVE TO THE LEFT 26.29 FEET THROUGH A CENTRAL ANGLE OF 3°21'16" (CHORD: S51°08'47"W 26.28 FEET); THENCE S40°31'51"E 94.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 354.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S40°31'51"E) 20.75 FEET THROUGH A CENTRAL ANGLE OF 3°21'16" (CHORD: N51°08'47"E 20.75 FEET); THENCE N52°49'25"E 2.42 FEET; THENCE S37°10'35"E 156.00 FEET; THENCE S52°49'25"W 55.83 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 300.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N23°31'41"E) 36.62 FEET THROUGH A CENTRAL ANGLE OF 6°59'38" (CHORD: S69°58'08"E 36.60 FEET); THENCE S16°32'03"W 159.18 FEET; THENCE N68°07'43"W 127.01 FEET TO THE POINT OF BEGINNING.