

WHEN RECORDED RETURN TO:
Monarch Village Sales, LLC
14034 S. 145 E. #204
Draper, UT 84020

NOTICE OF REINVESTMENT FEE COVENANT

(The Grove at Haven Dell)

Pursuant to Utah Code § 57-1-46(6), The Grove at Haven Dell Owners 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 The Grove at Haven Dell recorded with the Salt Lake County Recorder on _____, 2019 as Entry No. _____, 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 5.19 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 Grove at Haven Dell** that:

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

The Grove at Haven Dell Owners Association
14034 S. 145 E. #204
Draper, UT 84020

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.

EXHIBIT A
LEGAL DESCRIPTION

All of **The Grove at Haven Dell - Phase 4 P.U.D.**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 13133092, In Book 2019P, at Page 322.

Parcel Number: 33083770090000

Including Units 401 through 460

More particularly described as:

COMMENCING AT A FOUND BRASS CAP SECTION MONUMENT AT THE SOUTH QUARTER (S 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 8, SOUTH 89°26'55" WEST 518.95 FEET TO THE SOUTHWEST CORNER OF THE PROPOSED HAVENDELL PHASE 1 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°26'55" WEST 731.17 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°30'26" EAST 65.00 FEET; THENCE SOUTH 89°26'56" WEST 64.97 FEET TO THE EAST BOUNDARY LINE OF THAT CERTAIN PLAT MAP TITLED "VILLAGE AT THE BOULDERS PHASE 2, AMENDING PART OF LOT F, SOUTH HERRIMAN", BOOK 2018P, AT PAGE 158, ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE NORTH 00°30'37" EAST 174.61 FEET TO THE SOUTHWEST CORNER OF THE PROPOSED THE GROVE PHASE 5; THENCE THE NEXT THREE (3) CALLS ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PHASE 5; (1) NORTH 89°26'58" EAST 75.21 FEET; (2) SOUTH 00°33'02" EAST 3.76 FEET; (3) NORTH 89°26'58" EAST 691.57 FEET TO THE NORTHWEST CORNER OF THE PROPOSED HAVENDELL PHASE 1; THENCE THE NEXT SEVEN (7) CALLS ALONG THE WESTERLY BOUNDARY LINE OF SAID PHASE 1; (1) SOUTH 00°33'02" EAST 41.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; (2) SOUTHEASTERLY 44.13 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 27.50 FEET (RADIUS BEARS SOUTH 02°29'21" EAST) WITH A CENTRAL ANGLE OF 91°56'19", CHORD BEARS SOUTH 46°31'12" EAST 39.54 FEET; (3) SOUTH 00°33'02" EAST 111.31 FEET TO THE BEGINNING OF A CURVE; (4) SOUTHWESTERLY 3.20 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9.50 FEET WITH A CENTRAL ANGLE OF 19°17'24", CHORD BEARS SOUTH 09°05'40" WEST 3.18 FEET; (5) SOUTH 18°44'22" WEST 6.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; (6) SOUTHWESTERLY 4.88 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 14.50 FEET (RADIUS BEARS SOUTH 71°16'20" EAST) WITH A CENTRAL ANGLE OF 19°16'43", CHORD BEARS SOUTH 09°05'19" WEST 4.86 FEET; (7) SOUTH 00°33'02" EAST 41.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED CONTAINS 182,604 SQUARE FEET OR 4.19 ACRES.