

WHEN RECORDED RETURN TO:

Edge Willow Point, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

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**NOTICE OF REINVESTMENT FEE COVENANT**

(Willow Point Townhome Association)

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Pursuant to Utah Code § 57-1-46(6), the Willow Point Townhome 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 Willow Point Townhomes recorded with the Utah County Recorder on July 29, 2021 as Entry No. 132703:2021, 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 **Willow Point Townhome** subdivision that:

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

Willow Point Townhome Association  
12227 Business Park Dr., Suite 200  
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.

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 Declarant 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 26 day of July, 2021.

**DECLARANT**  
**EDGE HOMES UTAH, LLC**  
a Utah limited liability company,

By: Steve Maddox

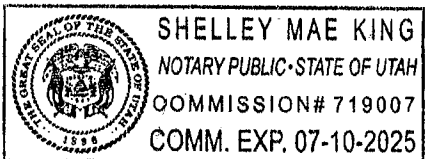
Name: Steve Maddox

Its: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 28 day of JULY, 2021, 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 Mae King  
Notary Public



**EXHIBIT A**  
[Legal Description]

All of **WILLOW POINT PHASE 1 SUBDIVISION**, according to the official plat filed in the office of the Utah County Recorder on July 9, 2021 as Entry Number 122155:2021.  
Including Lots 101 through 211.

**Parcel Numbers: Not yet assigned**

More particularly described as:

A portion of Lot 2, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County, located in the SE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°48'50"W along the 1/4 Section line 1,039.08 feet and South 309.36 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and Northeast Corner of said Section 2); thence S00°31'38"W along East line of said Lot 2, VIEW 21 PLAT 'A' 692.58 feet to the Northerly line of Hardman Way as dedicated by said HARDMAN LEHI SUBDIVISION PLAT 'A', according to the Official Plat thereof recorded October 26, 2016 as Entry No. 107107:2016 in the Office of the Utah County Recorder; thence along said street the following (4) four courses: 1) S89°52'36"W 147.54 feet; 2) along the arc of a curve to the left with a radius of 1,031.00 feet a distance of 130.50 feet through a central angle of 07°15'09" Chord: S86°15'01"W 130.42 feet to a point of reverse curvature; 3) along the arc of a curve to the right having a radius of 969.00 feet a distance of 124.74 feet through a central angle of 07°22'33" Chord: S86°18'43"W 124.66 feet; 4) West 800.53 feet; thence along the arc of a curve to the right with a radius of 21.00 feet a distance of 32.99 feet through a central angle of 90°00'00" Chord: N45°00'00"W 29.70 feet to the Easterly line of 4100 West Street as dedicated by said VIEW 21 PLAT 'A'; thence North along said street 242.79 feet; thence East 3.00 feet; thence South 1.57 feet; thence along the arc of a curve to the left with a radius of 16.00 feet a distance of 25.14 feet through a central angle of 90°01'58" Chord: S45°00'59"E 22.63 feet; thence N89°58'02"E 846.85 feet; thence along the arc of a curve to the left with a radius of 224.00 feet a distance of 29.90 feet through a central angle of 07°38'52" Chord: N86°08'36"E 29.88 feet; thence N00°07'25"W 455.95 feet; thence N03°46'51"E 31.68 feet thence Easterly along the arc of a non-tangent curve to the right having a radius of 14,811.50 feet (radius bears: S04°20'21"W) a distance of 114.39 feet through a central angle of 00°26'33" Chord: S85°26'22"E 114.38 feet; thence S86°09'13"E 85.91 feet; thence S84°15'06"E 75.35 feet; thence S85°38'42"E 58.66 feet to the point of beginning.

Contains: 10.47 acres+/-