

WHEN RECORDED RETURN TO:  
Independence at the Point Master  
Owners Association, Inc.  
14034 S. 145 E. #204  
Draper, UT 84020

13300068  
6/16/2020 4:08:00 PM \$348.00  
Book - 10962 Pg - 2928-2930  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MILLER HARRISON LLC  
BY: eCASH, DEPUTY - EF 3 P.

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## NOTICE OF REINVESTMENT FEE COVENANT

(Heritage 76 Plats A & B)

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Pursuant to Utah Code § 57-1-46(6), the Independence at the Point Master Owners Association, Inc. ("**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, Easements and Restrictions for Independence at the Point, that was recorded October 17, 2012, as Entry No. 11493945, in the records of Salt Lake 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, other than the Declarant, is required to pay a reinvestment fee as established by the Association's Board of Directors in accordance with Article VII, Section 7.9 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 **Heritage 76 Phase A & B** that:

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

Independence at the Point Master Owners Association, Inc.  
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.

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 Salt Lake County Recorder.

DATED this 17<sup>th</sup> day of June, 2020.

**INDEPENDENCE AT THE POINT MASTER OWNERS ASSOCIATION, INC.**

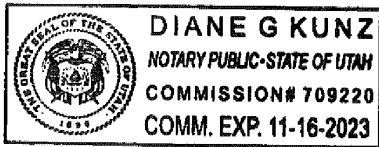
a Utah-nonprofit corporation,

By: [Signature]

Its: Manager

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

On the 17<sup>th</sup> day of June, 2020, personally appeared before me Bryan Flamm who by me being duly sworn, did say that she/he is an authorized representative of Independence at the Point Master Owners Association, Inc., and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



[Signature]  
Notary Public

**EXHIBIT A**  
[Legal Description]

All of **Heritage 76, Plat "A"**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 101 through 117 and Units 155 through 164

More particularly described as:

A portion of the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located S89°32'53"W along the section line 669.93 feet and South 3402.85 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14, T4S, R1W, SLB&M); thence along the arc of a 260.00 foot radius non-tangent curve to the right (radius bears: S13°50'15"W) 233.55 feet through a central angle of 51°28'00" (chord: S50°25'45"E 225.77 feet); thence S24°39'18"E 70.27 feet; thence along the arc of a 30.00 foot radius curve to the right 47.18 feet through a central angle of 90°06'33" (chord: S20°23'58"W 42.47 feet); thence S65°27'14"W 388.80 feet; thence N24°32'46"W 95.00 feet; thence S65°27'14"W 18.70 feet; thence N24°32'46"W 163.00 feet; thence N65°27'14"E 238.69 feet; thence along the arc of a 141.00 foot radius curve to the left 95.20 feet through a central angle of 38°41'13" (chord: N46°06'38"E 93.41 feet); thence along the arc of a 15.00 foot radius curve to the left 3.38 feet through a central angle of 12°55'47" (chord: N20°18'08"E 3.38 feet); thence N13°50'15"E 15.46 feet to the point of beginning.

Contains: ± 2.54 Acres

All of **Heritage 76, Plat "B"**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 118 through 154

More particularly described as:

A portion of the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located S89°32'53"W along the section line 959.24 feet and South 3582.66 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14, T4S, R1W, SLB&M); thence S24°32'46"E 163.00 feet; thence N65°27'14"E 18.70 feet; thence S24°32'46"E 95.00 feet; thence S65°27'14"W 76.11 feet; thence along the arc of a 1938.50 foot radius curve to the right 324.25 feet through a central angle of 9°35'01" (chord: S70°14'45"W 323.87 feet); thence S82°00'59"W 339.63 feet; thence N7°43'17"W 297.79 feet; thence N82°16'43"E 53.00 feet; thence southeasterly along the arc of a 10.00 foot radius non-tangent curve to the left (radius bears: N82°16'43"E) 15.75 feet through a central angle of 90°15'44" (chord: S52°51'09"E 14.17 feet); thence N82°00'59"E 337.21 feet; thence along the arc of a 650.00 foot radius curve to the left 187.89 feet through a central angle of 16°33'45" (chord: N73°44'07"E 187.24 feet); thence N65°27'14"E 53.53 feet to the point of beginning.

Contains: ± 4.39 Acres