

When Recorded Return To:
Edge Mountain Ridge, LLC
13702 S. 200 W. #B12
Draper, UT 84020

NOTICE OF REINVESTMENT FEE COVENANT
(Mountain Ridge Townhome Association)

Pursuant to Utah Code Ann. § 57-1-46(6), the **Mountain Ridge Townhome Association** (the "Association") hereby provides this Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A hereto (the "Burdened Property"), which is subject to the provisions and restrictions set forth in the Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge Townhomes recorded with the Salt Lake County Recorder's Office on March 9, 2021, as Entry No. 13590912, as the same may have been amended (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 to the Association in the amount established by the Association's Board of Directors in accordance with Section 5.19 of the Declaration (and pursuant to Section 5.16 of the Master Declaration of Covenants, Conditions, and Restrictions of Mountain Ridge, filed of record) unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46(8). In no event shall the amount of the Reinvestment Fee exceed the maximum rate/amount permitted by applicable law.

NOW THEREFORE, BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing or conveyance of a Burdened Property (i.e., each Lot) within the Mountain Ridge Townhome project that:

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

Mountain Ridge Townhome Association
c/o FCS Property Management
12227 Business Park Dr., Suite 200
Draper, Utah 84020

2. The burden of the Reinvestment Fee Covenant is intended to run with the land of the Burdened Property and be binding on successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenants in favor of the Association on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual, except as the same may be amended or terminated through a vote as provided for in the amendment provisions of the Declaration.
5. The purpose of the Reinvestment Fee Covenant is to assist the Association in paying the costs and expenses of (a) common planning, common areas and facilities, and infrastructure; (b) obligations arising from any environmental covenants; (c) community programming; (d) resort facilities; (e) open space and related improvements; (f) recreational amenities and facilities; (g) common expenses of the Association; and (h) funding Association reserves.
6. The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall be used to benefit the Burdened Property and the Association's management, repair, and maintenance of the same.

IN WITNESS WHEREOF, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association to be effective upon recordation with the Utah County Recorder.

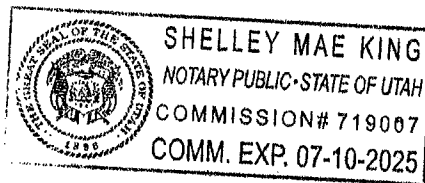
DECLARANT
EDGE MOUNTAIN RIDGE, LLC
 A Utah limited liability company

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

By: Steve Maddox
 Name: Steve Maddox
 Title: Manager

On the 24 day of February, 2022, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Mountain Ridge, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:



Notary Public: Shelley King

EXHIBIT A
SUBJECT PROPERTY/BURDENED PROPERTY
(Legal Description)

The Subject Property (i.e., the Townhomes portion of the Mountain Ridge Phase 13 Plat) is described as follows:

Lots T-1301 through T-1340 of MOUNTAIN RIDGE PHASE 13 SUBDIVISION, according to the Official Plat there of recorded April 7, 2022, as Entry No. 13928069 in the Office of the Salt Lake County Recorder, more particularly described as follows:

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°50'58" West 2,937.31 feet along the section line and South 1,206.31 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 25°19'52" East 249.83 feet;
thence South 89°59'44" West 1,139.27 feet;
thence North 00°21'29" West 100.00 feet;
thence South 89°59'44" West 47.32 feet;
thence North 00°19'32" West 80.48 feet;
thence North 89°40'28" East 107.00 feet;
thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°19'32" West and the chord bears North 44°40'28" East 21.21 feet with a central angle of 90°00'00");
thence North 89°40'28" East 53.00 feet;
thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 89°40'28" East and the chord bears South 45°19'32" East 21.21 feet with a central angle of 90°00'00");
thence North 89°40'28" East 544.58 feet;
thence Northeasterly 126.42 feet along the arc of a 573.50 foot radius curve to the left (center bears North 00°19'32" West and the chord bears North 83°21'35" East 126.16 feet with a central angle of 12°37'47");
thence South 12°56'16" East 60.00 feet;
thence Northeasterly 206.60 feet along the arc of a 633.50 foot radius curve to the left (center bears North 12°57'13" West and the chord bears North 67°42'13" East 205.68 feet with a central angle of 18°41'07");
thence North 67°32'18" East 18.58 feet to the point of beginning.

Contains 205,115 Square Feet or 4.709 Acres and 40 Units

33063260910000	LOT	1340
33063260920000	LOT	1339
33063260930000	LOT	1338
33063260940000	LOT	1337
33063260950000	LOT	1336
33063260960000	LOT	1335
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