

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

14205168 B: 11471 P: 9971 Total Pages: 5
02/15/2024 12:03 PM By: aallen Fees: \$134.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 840574798

NOTICE OF REINVESTMENT FEE COVENANT
(Mountain Ridge Townhome Association – Phase 15)

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.

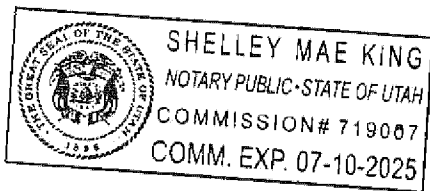
DECLARANT
EDGE MOUNTAIN RIDGE, LLC
 A Utah limited liability company

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

By: *Steve Maddox*
 Name: *Steve Maddox*
 Title: *Manager*

On the 2 day of January, 2023, 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 Mae King*

EXHIBIT A

SUBJECT PROPERTY/BURDENED PROPERTY

(Legal Description)

The Subject Property (i.e., the Mountain Ridge Phase 15 Plat) is described as follows:

Lots 1501-1557

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 3,707.18 feet along the section line and South 400.05 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°19'32" East 60.00 feet;
thence Southeasterly 23.21 feet along the arc of a 15.00 foot radius curve to the right (center bears South 00°19'32" East and the chord bears South 46°00'23" East 20.96 feet with a central angle of 88°38'17");
thence Southeasterly 193.36 feet along the arc of a 326.50 foot radius curve to the left (center bears North 88°18'45" East and the chord bears South 18°39'12" East 190.55 feet with a central angle of 33°55'53");
thence South 35°37'09" East 113.55 feet;
thence Southeasterly 34.35 feet along the arc of a 1,243.36 foot radius curve to the left (center bears North 54°22'51" East and the chord bears South 36°24'37" East 34.35 feet with a central angle of 01°34'58");
thence South 00°45'19" West 20.96 feet;
thence Southeasterly 123.76 feet along the arc of a 1,256.36 foot radius curve to the left (center bears North 52°02'40" East and the chord bears South 40°46'39" East 123.71 feet with a central angle of 05°38'38");
thence South 82°19'37" East 20.96 feet;
thence Southeasterly 28.40 feet along the arc of a 1,243.36 foot radius curve to the left (center bears North 45°38'49" East and the chord bears South 45°00'27" East 28.40 feet with a central angle of 01°18'31");
thence South 45°39'42" East 28.37 feet;
thence Southwesterly 28.23 feet along the arc of a 15.00 foot radius curve to the right (center bears South 44°20'18" West and the chord bears South 08°15'17" West 24.24 feet with a central angle of 107°49'58");
thence Southwesterly 107.29 feet along the arc of a 223.50 foot radius curve to the right (center bears North 27°49'44" West and the chord bears South 75°55'22" West 106.26 feet with a central angle of 27°30'13");
thence South 89°40'28" West 320.44 feet;
thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°19'32" West and the chord bears North 45°19'32" West 21.21 feet with a central angle of 90°00'00");
thence South 89°40'28" West 53.00 feet;
thence South 00°19'32" East 72.60 feet;
thence South 89°40'28" West 122.00 feet;
thence North 00°19'32" West 640.84 feet;
thence North 89°40'28" East 315.76 feet to the point of beginning.

Contains 259,115 Square Feet or 5.948 Acres and 57 Units.

33063010020000		
33063010030000		
33063010040000		
33063010050000		
33063010060000		

33063300020000
33063300030000
33063300040000
33063300050000
33063300060000
33063300070000
33063300080000
33063300090000
33063300100000
33063300110000
33063300120000
33063300130000
33063300140000
33063300150000
33063300160000
33063300170000
33063300180000
33063300190000
33063300200000
33063300210000
33063300220000
33063300230000
33063300240000
33063300250000
33063300260000
33063300270000
33063300280000
33063300290000
33063300300000
33063300310000
33063300320000
33063300330000
33063300340000

33063300350000
33063300360000
33063300370000
33063300380000
33063310020000
33063310030000
33063310040000
33063310050000
33063310060000
33063310070000
33063310080000
33063310090000
33063310100000
33063310110000
33063310120000
33063310130000
33063310140000
33063310150000
33063310160000