

Record against the real property  
described in Exhibit A

Recorded at the Request of:  
Day Ranch Multi-Family Homeowners Association, Inc.  
c/o Advanced Community Services L.L.C.  
2940 W. Maple Loop Drive, Suite 102  
Lehi, UT 84043

---

**NOTICE OF REINVESTMENT FEE COVENANT**  
(Pursuant to Utah Code § 57-1-46)

---

Pursuant to Utah Code § 57-1-46, this Notice of Reinvestment Fee Covenant (the "**Notice**") provides notice that a reinvestment fee covenant (the "**Reinvestment Fee Covenant**") affects the real property that is described in **Exhibit A** to this Notice. The Reinvestment Fee Covenant was recorded as part of the Declaration of Covenants, Conditions, and Restrictions for Day Ranch Multi-Family (the "**Declaration**"), recorded in the official records of the Salt Lake County Recorder as Entry No. 12895356. The Declaration, as amended and supplemented and as may be amended from time to time, establishes certain obligations of which all owners, sellers, and buyers should be aware.

**BE IT KNOWN TO ALL SELLERS, BUYERS, AND TITLE COMPANIES** either owning, purchasing, or assisting with the closing of a property conveyance within the Day Ranch Multi-Family an expandable planned unit development project (the "**Project**") located in Bluffdale City, State of Utah, **THAT**:

1. The Day Ranch Multi-Family Homeowners Association, Inc. (the "**Association**") is the beneficiary of the Reinvestment Fee Covenant. Payment of the reinvestment fee shall be paid to the Association. The current address for the Association's office is 2940 W. Maple Loop Drive, Suite 102, Lehi, UT 84043. The Association's registered agent is Advanced Community Services, L.L.C. and may be contacted at: 801-641-1844, 2940 W. Maple Loop Drive, Suite 102, Lehi, UT 84043.

The address of the Association and its registered agent, or other authorized representative, may change from time to time as updated by the Association with the Utah Division of Corporations and Commercial Code and the Utah Department of Commerce. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Association on file with these divisions and departments of the state of Utah.

2. The Reinvestment Fee Covenant obligates the buyer or seller of real property within the Project to pay the Association a reinvestment fee upon and as a result of a transfer of the real property. The burden and obligation of the Reinvestment Fee Covenant is intended to: (i) run with all real property identified on Exhibit A; and (ii) bind successors in interest and assigns of each and every lot and lot owner within the Project. The duration of the Reinvestment Fee

RECORDED AS RECEIVED  
- CO RECORDER -

Covenant shall be in perpetuity unless and until the Association's members amend or terminate the Reinvestment Fee Covenant pursuant to the amendment provisions of the Declaration and Utah statute.

3. The Reinvestment Fee Covenant is required to, and does, benefit the burdened property as the purpose of the reinvestment fee paid to the Association under the Reinvestment Fee Covenant includes payment for: (i) common planning, facilities, and infrastructure in the Project; (ii) obligations arising from any environmental covenant; (iii) community programming; (iv) open space; (v) recreational facilities and amenities; (vi) charitable purposes; and/or (vii) Association expenses as provided for in Utah Code § 57-1-46(1)(a).

4. Pursuant to Utah Code § 57-1-46(8), payment of the reinvestment fee may not be enforced upon: (i) an involuntary transfer; (ii) a transfer that results from a court order; (iii) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer of the burdened property, provides adequate proof of consanguinity; (iv) a transfer of change of interest due to death, whether provided in a will, trust, or decree of distribution; or (v) a transfer of the burdened property by a financial institution, except for the costs (not to exceed \$250.00) directly related to the transfer of the burdened property, as required by the Reinvestment Fee Covenant. Declaration may identify additional exemptions not specifically listed herein.

5. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property, unless otherwise provided by Utah law.

6. Association's governing Board of Directors has the authority to establish the amount of the reinvestment fee, but such amount may not exceed one half of one percent (0.5%) of the value of the real property at the time of the transfer, which value of the real property includes the value of any residential dwelling and all other improvements on the real property, or lot, subject to the Reinvestment Fee Covenant. The Association must be contacted to provide any seller, buyer, title company, or other third party with the amount of the reinvestment fee.

*[REMAINDER OF PAGE INTENTIONALLY BLANK]*

*Notice of Reinvestment Fee Covenant  
for  
Day Ranch Multi-Family Homeowners Association, Inc*

**IN WITNESS WHEREOF**, the Association has executed and delivered this Notice on the dates indicated below, to be effective upon recording with the Salt Lake County Recorder.

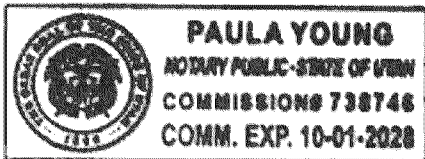
DATED this 31<sup>st</sup> day of December, 2024.

**DAY RANCH MULTI-FAMILY OWNERS ASSOCIATION, INC.**

Joanne Guggenheim  
By: Joanne Guggenheim, Prop Mgr.  
Board Member and Authorized Representative

STATE OF UTAH            )  
  )SS.  
County of Salt Lake    )

On this 31 day of December, 2024, personally appeared before me, Joanne Guggenheim, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he/she is a Board member and authorized representative of Day Ranch Multi-Family Homeowners Association, Inc., and that he/she executed the foregoing on behalf said entity being authorized and empowered to do so, and he/she acknowledged before me that such entity executed the same for the uses and purposes stated therein.



Commission # 738746

Paula Young  
Notary Public

*Notice of Reinvestment Fee Covenant  
for  
Day Ranch Multi-Family Homeowners Association, Inc.*

# EXHIBIT A

## (Legal Description and Parcel Nos. for Phases 1, 1A, 2A, and 2B)

### Phase 1 of Day Ranch Towns (Multi-Family)

That Certain real property located in the county of Salt Lake commonly known as:

All common area, private roads and lots 100 through 430 and 447 through 450 of the final plat for Day Ranch Towns Phase 1 recorded in the official records of the County on October 26, 2018 as Entry No. 12875030. Less and accepting Parcel A and Lot # 1.

### **DAY RANCH TOWNHOMES PHASE 1 BOUNDARY LESS CHURCH PARCEL**

A portion of the NW1/4 of Section 14 and the NE1/4 of Section 15, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°03'33"E along the Section line 777.64 feet and East 413.49 feet from the Northwest Corner of Section 14, T4S, R1W, SLB&M; thence S64°54'03"E 145.25 feet; thence N25°05'57"E 10.88 feet; thence S64°54'03"E 30.00 feet; thence S25°05'57"W 4.82 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S19°54'03"E 21.21 feet; thence S64°54'03"E 126.03 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N70°05'57"E 21.21 feet; thence N25°05'57"E 60.86 feet; thence S64°54'03"E 188.84 feet; thence S25°05'57"W 12.02 feet; thence S64°54'03"E 185.89 feet to the Westerly line of Harmon Day Drive; thence along said street the following 8 (eight) courses and distances: S42°51'45"W 57.55 feet; thence along the arc of a curve to the left with a radius of 630.00 feet a distance of 37.86 feet through a central angle of 03°26'34" Chord: S41°08'28"W 37.85 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 100.00 feet (radius bears: N50°34'48"W) a distance of 138.41 feet through a central angle of 79°18'11" Chord: S79°04'17"W 127.62 feet; thence S31°02'38"W 68.06 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 92.00 feet (radius bears: S28°43'23"W) a distance of 138.69 feet through a central angle of 86°22'35" Chord: S18°05'20"E 125.93 feet; thence S25°05'57"W 1,027.89 feet; thence N64°54'03"W 15.50 feet; thence S25°05'57"W 30.55 feet; thence N64°54'55"W 638.39 feet; thence N25°05'53"E 1,329.46 feet to the point of beginning.

AND ALSO A portion of the NW1/4 of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of Harmon Day Road, located S00°03'33"E along the Section line 1,538.47 feet and East 861.23 feet from the Northwest Corner of Section

14, T4S, RIW, SLB&M; thence along said road the following 2 (two) courses and distances: N25°05'57"E 232.09 feet; thence along the arc of a curve to the right with a radius of 75.00 feet a distance of 122.55 feet through a central angle of 93°37'25" Chord: N71°54'40"E 109.37 feet; thence S61°16'38"E 28.53 feet; thence along the arc of a curve to the left with a radius of 530.00 feet a distance of 33.52 feet through a central angle of 03°37'24" Chord: S63°05'20"E 33.51 feet; thence S64°54'03"E 42.01 feet; thence S25°05'56"W 90.48 feet; thence S65°10'12"E 126.73 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 80.00 feet (radius bears: S24°33'38"W) a distance of 63.68 feet through a central angle of 45°36'28" Chord: S42°38'08"E 62.01 feet; thence S18°07'53"E 26 1.72 feet; thence N64°54'03"W 547.10 feet to the point of beginning.

LESS AND EXCEPTING A portion of the NW1/4 of Section 14 and the NE1/4 of Section 15, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°03'33"E along the Section line 1.658.48 feet from the Northwest Corner of Section 14, T4S, RIW, SLB&M; thence N25°05'53"E 262.15 feet; thence S64°53'44"E 145.23 feet; thence S25°05'57"W 116.67 feet; thence along the arc of a curve to the left with a radius of 45.00 feet a distance of 70.69 feet through a central angle of 90°00'00" Chord: S19°54'03"E 63.64 feet; thence S64°54'03"E 126.03 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S19°54'03"E 21.21 feet; thence S25°05'57"W 409.75 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 2.43 feet through a central angle of 09°16'20" Chord: S29°44'07"W 2.42 feet; thence N64°54'55"W 331.06 feet; thence N25°05'53"E 326.78 feet to the point of beginning.

Net Area 19 .04 acres+/-

<b><u>Parcel Numbers</u></b>	33141020150000	33141020280000
33141020030000	33141020160000	33141020290000
33141020040000	33141020170000	33141020300000
33141020050000	33141020180000	33141020310000
33141020060000	33141020190000	33141020320000
33141020070000	33141020200000	33141020330000
33141020080000	33141020210000	33141020340000
33141020090000	33141020220000	33141020350000
33141020100000	33141020230000	33141020360000
33141020110000	33141020240000	33141020370000
33141020120000	33141020250000	33141020380000
33141020130000	33141020260000	33141020390000
33141020140000	33141020270000	33141020400000

33141020410000	33141020770000	33141520100000
33141020420000	33141020780000	33141520110000
33141020430000	33141020790000	33141520120000
33141020440000	33141020800000	33141520130000
33141020450000	33141020810000	33141520140000
33141020460000	33141020820000	33141520150000
33141020470000	33141020830000	33141520160000
33141020480000	33141020840000	33141520170000
33141020490000	33141020850000	33141520180000
33141020500000	33141020860000	33141520190000
33141020510000	33141020870000	33141520200000
33141020520000	33141020880000	33141520210000
33141020530000	33141020890000	33141520220000
33141020550000	33141020900000	33141520230000
33141020560000	33141020910000	33141520240000
33141020570000	33141020920000	33141520250000
33141020580000	33141020930000	33141520260000
33141020590000	33141020940000	33141520270000
33141020600000	33141510260000	33141520280000
33141020610000	33141510270000	33141520290000
33141020620000	33141510280000	33141520300000
33141020630000	33141510290000	33141520310000
33141020640000	33141510300000	33141520320000
33141020650000	33141510310000	33141520330000
33141020660000	33141510320000	33141520340000
33141020670000	33141510330000	33141520350000
33141020680000	33141510340000	33141520360000
33141020690000	33141510350000	33141520370000
33141020700000	33141510360000	33141520380000
33141020710000	33141510370000	33141520390000
33141020720000	33141520050000	33141520400000
33141020730000	33141520060000	33141520410000
33141020740000	33141520070000	33141520420000
33141020750000	33141520080000	33141520430000
33141020760000	33141520090000	33141520440000

33141520450000	33141520800000	33141521150000
33141520460000	33141520810000	33141521160000
33141520470000	33141520820000	33141521170000
33141520480000	33141520830000	33141521180000
33141520490000	33141520840000	33141521190000
33141520500000	33141520850000	33141521200000
33141520510000	33141520860000	33141521210000
33141520520000	33141520870000	33141521220000
33141520530000	33141520880000	33141521230000
33141520540000	33141520890000	33141521240000
33141520550000	33141520900000	33141521250000
33141520560000	33141520910000	33141521260000
33141520570000	33141520920000	33141521270000
33141520580000	33141520930000	33141521280000
33141520590000	33141520940000	33141521290000
33141520600000	33141520950000	33141521300000
33141520610000	33141520960000	33141521310000
33141520620000	33141520970000	33141521320000
33141520630000	33141520980000	33141521330000
33141520640000	33141520990000	33141521340000
33141520650000	33141521000000	33141521350000
33141520660000	33141521010000	33141521360000
33141520670000	33141521020000	33141521370000
33141520680000	33141521030000	33141521380000
33141520690000	33141521040000	33141521390000
33141520700000	33141521050000	33141521400000
33141520710000	33141521060000	33141521410000
33141520720000	33141521070000	33141521420000
33141520730000	33141521080000	33141521430000
33141520740000	33141521090000	33141521440000
33141520750000	33141521100000	33141521450000
33141520760000	33141521110000	33141521460000
33141520770000	33141521120000	33141521470000
33141520780000	33141521130000	33141521480000
33141520790000	33141521140000	33141521490000

33141521500000	33141521530000	33141521560000
33141521510000	33141521540000	33141521560000
33141521520000	33141521550000	

**Phase 1A of Day Ranch Towns (Multi-Family)**

A portion of the NW1/4 of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly projection of the Southerly line of Horse Shoe Way, located S00°03'33"E along the Section line 1,467.84 feet and East 894.39 feet from the Northwest Corner of Section 14, T4S, R1W, SLB&M; thence S64°54'03"E along said street 473.77 feet; thence S18°07'53"E 107.05 feet; thence N64°54'03"W 547.09 feet to the Easterly line of Harmon Day Drive; thence N25°05'57"E along said street 78.00 feet to the point of beginning.

Contains: 39,814 square feet or 0.91 acres+/-

**Parcel Numbers**

33141510470000  
33141510480000  
33141510490000  
33141510500000  
33141510510000  
33141510520000  
33141510530000  
33141510540000  
33141510550000  
33141510560000  
33141510570000  
33141510580000  
33141510590000  
33141510600000  
33141510610000  
33141510620000  
33141510630000



**Phase 2A of Day Ranch Towns (Multi-Family)**

A portion of the NW 1/4 of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°03'33"E along the Section line 777.33 feet and East 412.84 feet from the Northwest Corner Section 14, T4S, R1W, SLB&M; thence N25°15'30"E 386.43 feet; thence S64°54'08"E 174.89 feet; thence N25°05'57"E 91.87 feet; thence S64°54'03"E 156.03 feet; thence S25°05'57"W 88.17 feet; thence S64°54'08"E 184.20 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 380.00 feet (radius bears: N75°08'08"W) a distance of 14.30 feet through a central angle of 02°09'25" Chord: N13°47'10"E 14.30 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 320.00 feet a distance of 37.93 feet through a central angle of 06°47'30" Chord: N16°06'12"E 37.91 feet; thence S64°54'03"E 221.17 feet to the westerly right of way of Harmon Day Drive; thence along said right of way the following two(2) courses: 1) Southwesterly along the arc of a non-tangent curve to the right having a radius of 567.00 feet (radius bears: N81°10'11"W) a distance of 336.78 feet through a central angle of 34°01'56" Chord: S25°50'47"W 331.85 feet; 2) S42°51'45"W 57.62 feet to the Northerly corner of DAY RANCH TOWNS PHASE 1 SUBDIVISION according to the Official Plat thereof recorded October 26, 2018 as Entry No. 12875030 in the Office of the Salt Lake County Recorder; thence along said subdivision the following eleven (11) courses: 1) N64°54'03"W 185.89 feet; 2) N25°05'57"E 12.02 feet; 3) N64°54'03"W 188.84 feet; 4) S25°05'57"W 60.86 feet; 5) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S70°05'57"W 21.21 feet 6) N64°54'03"W 126.03 feet; 7) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N19°54'03"W 21.21 feet; 8) N25°05'57"E 4.82 feet; 9) N64°54'03"W 30.00 feet; 10) S25°05'57"W 10.88 feet; 11) N64°54'03"W 145.96 feet to the point of beginning.

Contains: 6.64 acres+/-

<b><u>Parcel Numbers</u></b>		
33141020960000	33141021050000	33141021150000
33141020970000	33141021060000	33141021160000
33141020980000	33141021070000	33141021170000
33141020990000	33141021080000	33141021180000
33141021000000	33141021090000	33141021190000
33141021010000	33141021100000	33141021200000
33141021020000	33141021110000	33141021210000
33141021030000	33141021120000	33141021220000
33141021040000	33141021130000	33141021230000
	33141021140000	33141021240000

33141021250000	33141021580000	33141021910000
33141021260000	33141021590000	33141021920000
33141021270000	33141021600000	33141021930000
33141021280000	33141021610000	33141021940000
33141021290000	33141021620000	33141021950000
33141021300000	33141021630000	33141021960000
33141021310000	33141021640000	33141021970000
33141021320000	33141021650000	33141021980000
33141021330000	33141021660000	33141021990000
33141021340000	33141021670000	33141022000000
33141021350000	33141021680000	33141022010000
33141021360000	33141021690000	33141022020000
33141021370000	33141021700000	33141022030000
33141021380000	33141021710000	33141022040000
33141021390000	33141021720000	33141022050000
33141021400000	33141021730000	33141022060000
33141021410000	33141021740000	33141022070000
33141021420000	33141021750000	33141022080000
33141021430000	33141021760000	33141022090000
33141021440000	33141021770000	33141022100000
33141021450000	33141021780000	33141022110000
33141021460000	33141021790000	33141022120000
33141021470000	33141021800000	33141022130000
33141021480000	33141021810000	33141022140000
33141021490000	33141021820000	33141022150000
33141021500000	33141021830000	33141022160000
33141021510000	33141021840000	33141022170000
33141021520000	33141021850000	33141022180000
33141021530000	33141021860000	33141022190000
33141021540000	33141021870000	33141022200000
33141021550000	33141021880000	33141022210000
33141021560000	33141021890000	
33141021570000	33141021900000	

**Phase 2B of Day Ranch Towns (Multi-Family)**

A portion of the NW 1/4 of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°03'33"E along the Section line 427.70 feet and East 577.76 feet from the Northwest Corner of Section 14, T4S, R1W, SLB&M; thence N25°05'53"E 479.11 feet; thence N89°32'49"E 340.73 feet to the Westerly right of way of Harmon Day Drive; thence along said right of way the following five (5) courses: 1) S01°04'31"E 114.48 feet; 2) along the arc of a curve to the left with a radius of 606.00 feet a distance of 229.09 feet through a central angle of 21°39'34" Chord: S11°54'18"E 227.72 feet; 3) S22°45'05"E 175.03 feet; 4) N78°29'28"E 17.55 feet; 5) Southerly along the arc of a non-tangent curve to the right having a radius of 567.00 feet (radius bears: S78°29'29"W) a distance 201.28 feet through a central angel of 20°21'21" Chord: S01°20'21"E 200.22 feet; thence N64°54'03"W 221.17 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 320.00 feet (radius bears: S70°30'03"E) a distance of 37.93 feet through a central angel of 06°47'30" Chord: S16°06'12"W 37.91 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 380.00 feet a distance of 14.30 feet through a central angle of 02°09'25" Chord: S13°47'10"W 14.30 feet; thence N64°54'03"W 184.20 feet; thence N25°05'57"E 88.17 feet; thence N64°54'03"W 156.03 feet; thence S25°05'57"W 91.87 feet; thence N64°54'07"W 175.26 feet to the point of beginning.

Contains: 6.51 acre +/-

<b><u>Parcel Numbers</u></b>		
33141022220000	33141022350000	33141022500000
33141022220000	33141022360000	33141022510000
33141022220000	33141022370000	33141022520000
33141022230000	33141022380000	33141022530000
33141022240000	33141022390000	33141022540000
33141022250000	33141022400000	33141022550000
33141022260000	33141022410000	33141022560000
33141022270000	33141022420000	33141022570000
33141022280000	33141022430000	33141022580000
33141022290000	33141022440000	33141022590000
33141022300000	33141022450000	33141022600000
33141022310000	33141022460000	33141022610000
33141022320000	33141022470000	33141022620000
33141022330000	33141022480000	33141022630000
33141022340000	33141022490000	33141022640000

33141022650000	33141023000000
33141022660000	33141023010000
33141022670000	33141023020000
33141022680000	33141023030000
33141022690000	33141023040000
33141022700000	33141023050000
33141022710000	33141023060000
33141022720000	33141023070000
33141022730000	33141023080000
33141022740000	33141023090000
33141022750000	33141023100000
33141022760000	33141023110000
33141022770000	33141023120000
33141022780000	33141023130000
33141022790000	33141023140000
33141022800000	33141023150000
33141022810000	33141023160000
33141022820000	
33141022830000	
33141022840000	
33141022850000	
33141022860000	
33141022870000	
33141022880000	
33141022890000	
33141022900000	
33141022910000	
33141022920000	
33141022930000	
33141022940000	
33141022950000	
33141022960000	
33141022970000	
33141022980000	
33141022990000	