

After Recording Mail to:  
Anaya Gayle  
Holland & Hart, LLP  
222 S. Main St. Suite 2200  
Salt Lake City, UT 84101

**FIRST AMENDMENT TO NOTICE OF REINVESTMENT FEE COVENANT FOR  
WASATCH PEAKS RANCH  
A PRIVATE PLANNED RECREATIONAL COMMUNITY**

THIS FIRST AMENDMENT TO NOTICE OF REINVESTMENT FEE COVENANT FOR WASATCH PEAKS RANCH (the "First Amendment") is made this 14th day of June, 2023, by Wasatch Peaks Ranch Homeowners Association, Inc., a Utah nonprofit corporation (the "Association").

WHEREAS, the Association recorded that Notice of Reinvestment Fee Covenant for Wasatch Peaks Ranch, a Private Planned Recreational Community, executed by the Association on April 6, 2022, and recorded in the official records of the Morgan County Recorder, Morgan County, Utah ("Official Records") on May 3, 2022, as Entry No. 160854 in Book 391, page 535 ("Original Notice");

WHEREAS, all capitalized terms not defined herein shall have the meaning ascribed to them in the Declaration (as defined below);

WHEREAS, the Original Notice informs that a purchaser of a Lot within Wasatch Peaks Ranch, shall pay to the Association at the time of closing on the sale of a Lot, a reinvestment fee, in a sum to be determined by the Board, pursuant to the Master Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements, as the same may be amended and supplemented from time to time, recorded in the Official Records on May 3, 2022, as Entry No. 160853 in Book 391, page 402-534, as supplemented by First Supplemental Declaration for Wasatch Peaks Ranch, recorded on May 1, 2023, as Entry No. 163348, Book 399, Page 1242 (collectively "Declaration");

WHEREAS, Wasatch Peaks Ranch, LLC, a Delaware limited liability company ("WPR") recorded the Final Plat Wasatch Peaks Ranch Plat 1 in the Morgan County, Utah records on May 3, 2022, as Entry No. 160852 in Book 391, Pages 382-401 (the "Original Plat");

WHEREAS, The Original Plat has been amended and restated concurrently herewith, and such amended and restated plat, Final Plat Wasatch Peaks Ranch Plat 1, First Amendment ("First Amended Plat"), which real property is more particularly described on Exhibit A-1, attached hereto and incorporated herein by reference ("Property") has been recorded in the Official Records on May 1, 2023, as Document No. 163347 in Book 399, Page 1237;

WHEREAS, WPR has added additional Lots via the First Amended Plat and hereby desires to amend the Original Notice to include the additional Lots and burden them with the same covenants through this First Amendment;

NOW THEREFORE, the Original Notice shall be amended as follows:

1. **Legal Description of Property.** Exhibit A to the Original Notice is hereby deleted in its entirety and replaced with Exhibit A-1 attached hereto. All references in the Original Notice to the term "Property" are hereby amended to mean and refer to the description of the Property set forth in attached Exhibit A-1 to this First Amendment.

2. **Miscellaneous Provisions.**


Governing Law. The validity and effect of this First Amendment shall be determined in accordance with the laws of the State of Utah without regard to its choice of law principles.

b. Headings for Convenience. All headings and used herein are for convenience only and are of no meaning in the interpretation or effect of this First Amendment.

*[The remainder of this page is intentionally left blank. Signature page follows.]*

IN WITNESS WHEREOF, the Association has executed this First Amendment the 14th day of June, 2023.

WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., a Utah nonprofit corporation


By: Brian Nestoroff   
Brian Nestoroff, its Vice President

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on the 14th day of June, 2023 by Brian Nestoroff, as Vice President of Wasatch Peaks Homeowners Association, Inc., a Utah nonprofit corporation.



Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Christa Lea Fries   
Notary Public  
Residing at: Tremonton, Utah

My Commission Expires:  
September 27, 2023

[Signature Page to First Amendment to Notice of Reinvestment Fee]

## Exhibit A-1

A parcel of land lying and situated in the south half of Section 2 and the north half of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southeast corner of Lot C7 of Wasatch Peaks Ranch Plat 1, as recorded on May 3, 2022, Entry No. 160852, in the office of the Morgan County Recorder, said point also being 535.09 feet North 89°22'17" West and 58.24 feet North 00°37'43" East from the Southeast Corner of Section 2, Township 4 North, Range 1 East, Salt Lake Base and Meridian, said Southeast Corner being a 3" aluminum cap set by the Morgan County Surveyor in 2021 and running thence, along the westerly line of Peaks View Drive as shown on said Wasatch Peaks Ranch Plat 1, the following eight (8) courses: (1) southwesterly 439.61 feet along the arc of a 250.00 foot radius curve to the right, through a central angle of 100°45'02", chord bears South 26°00'50" West 385.12 feet, (2) South 76°23'20" West 252.84 feet, (3) westerly 235.66 feet along the arc of a 975.00 foot radius curve to the right, through a central angle of 13°50'56", chord bears South 83°18'48" West 235.09 feet, (4) North 89°45'44" West 171.79 feet, (5) westerly 153.65 feet along the arc of a 975.00 foot radius curve to the right, through a central angle of 9°01'45", chord bears North 85°14'52" West 153.49 feet, (6) North 80°43'59" West 165.86 feet, (7) southwesterly 427.57 feet along the arc of a 275.00 foot radius curve to the left, through a central angle of 89°05'01", chord bears South 54°43'31" West 385.79 feet, (8) South 10°11'00" West 240.90 feet to the extension of the southerly line of Meadow View Drive, as shown on said Wasatch Peaks Ranch Plat 1, thence, along said extension of the southerly line of Meadow View Drive and the southerly line of Meadow View Drive the following seven (7) courses: (1) South 79°49'00" East 91.86 feet, (2) southeasterly 44.41 feet along the arc of a 125.00 foot radius curve to the right, through a central angle of 20°21'15", chord bears South 69°38'22" East 44.17 feet, (3) South 59°27'45" East 182.87 feet, (4) southeasterly 123.26 feet along the arc of a 175.00 foot radius curve to the right, through a central angle of 40°21'27", chord bears South 39°17'01" East 120.73 feet, (5) South 19°06'18" East 252.78 feet, (6) southeasterly 152.66 feet along the arc of a 275.00 foot radius curve to the left, through a central angle of 31°48'25", chord bears South 35°00'31" East 150.71 feet, (7) South 50°54'43" East 78.22 feet to the south line of Lot E18 of said Wasatch Peaks Ranch Plat 1; thence, along said south line of Lot E18, the following two (2) courses: (1) South 42°13'53" West 34.80 feet, (2) South 82°19'38" West 574.02 feet to the boundary line of said Wasatch Peaks Ranch Plat 1, thence, along said boundary line of Wasatch Peaks Ranch Plat 1, North 33°23'44" West 53.98 feet to the south line of said Peaks View Drive as shown on said Wasatch Peaks Ranch Plat 1; thence, along said south line of Peaks View Drive, southwesterly 107.95 feet along the arc of a 275.00 foot non-tangent radius curve to the right, through a central angle of 22°29'25", chord bears South 68°38'37" West 107.25 feet; thence South 79°53'19" West 50.06 feet; thence southwesterly 204.03 feet along the arc of a 125.00 foot radius curve to the left, through a central angle of 93°31'13", chord bears South 33°07'42" West 182.12 feet; thence southeasterly 28.56 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 109°06'12", chord bears South 68°11'00" East 24.44 feet; thence North 57°15'54" East 4.02 feet; thence northeasterly 5.99 feet along the arc of a 51.00 foot radius curve to the right, through a central angle of 6°43'42", chord bears North 60°37'45" East 5.99 feet; thence South 24°34'14" East 42.08 feet; thence South 57°15'54" West 4.80 feet; thence southerly 24.88 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 95°02'39", chord bears South 09°44'34" West 22.13 feet; thence South 37°46'45" East 10.05 feet; thence South 57°47'36" West 50.14 feet; thence North 44°54'15" West 10.26 feet; thence westerly 20.38 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 77°49'51", chord bears North 83°49'11" West 18.85 feet; thence South 57°15'54" West

Exhibit A-1

14.72 feet; thence westerly 127.33 feet along the arc of a 225.00 foot radius curve to the right, through a central angle of 32°25'25", chord bears South 73°28'36" West 125.64 feet; thence South 89°41'19" West 91.69 feet; thence northwesterly 89.15 feet along the arc of a 125.00 foot radius curve to the right, through a central angle of 40°51'50", chord bears North 69°52'46" West 87.27 feet; thence South 89°41'19" West 148.74 feet; thence North 20°43'28" West 110.96 feet; thence North 03°43'47" West 60.61 feet; thence North 04°49'30" East 47.03 feet; thence North 02°01'42" West 112.46 feet; thence North 03°23'40" West 130.33 feet; thence North 03°13'43" West 119.71 feet; thence North 07°39'13" West 144.73 feet; thence northeasterly 90.94 feet along the arc of a 85.00 foot radius curve to the right, through a central angle of 61°17'50", chord bears North 55°24'11" East 86.66 feet to the boundary line of Open Space "B" of said Wasatch Peaks Ranch Plat 1; thence, along the boundary of said Open Space "B", the following nine (9) courses: (1) North 06°40'37" West 148.35 feet, (2) North 21°43'02" West 374.14 feet, (3) North 01°33'54" East 683.04 feet, (4) North 88°10'33" East 587.96 feet, (5) South 86°28'53" East 820.70 feet, (6) North 59°24'48" East 24.30 feet, (7) southeasterly 464.15 feet along the arc of a 275.00 foot radius curve to the left, through a central angle of 96°42'15", chord bears South 78°56'20" East 410.98 feet, (8) South 37°17'27" East 296.05 feet, (9) North 57°52'49" East 446.08 feet to the Point of Beginning.

Contains 2,441,068 Square Feet or 56.039 Acres

Parcel Nos. 00-0091-9321 through 00-0091-9339

19812348\_v3

Exhibit A-1