

E 165882 B 409 P 1385  
Date 15-May-2024 01:36PM  
Fee: \$68.00 ACH  
Filed By: JM  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: HOLLAND & HART LLP - SLC  
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:  
Anaya Gayle  
Holland & Hart LLP  
222 South Main Street, Suite 2200  
Salt Lake City, UT 84101

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

PURSUANT TO UTAH CODE ANN. (“U.C.A.”) §57-1-46, PLEASE NOTE that a purchaser of a Lot within Wasatch Peaks Ranch, a private planned recreational community, shall pay to Wasatch Peaks Ranch Homeowners Association, Inc., a Utah nonprofit corporation (the “**Association**”), at the time of closing on the sale of a Lot, which term includes any and all residential lots and units as may be depicted on one or more recorded plats, a reinvestment fee, in a sum to be determined by the Board, pursuant to the Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements, as the same may be amended and supplemented from time to time, recorded on May 3, 2022, in the Office of the County Recorder, Morgan County, State of Utah, as Entry No. 160853, Book 391, Page 402, of the Official Records as supplemented and amended by First Supplemental Declaration for Wasatch Peaks Ranch, recorded May 1, 2023 as Entry No. 163348, Book 399, Page 1242, Second Supplemental Declaration and First Amendment to Master Declaration for Wasatch Peaks Ranch, recorded May 1, 2023 as Entry No. 163355, Book 399, Page 1288, Third Supplemental Declaration and Second Amendment to Master Declaration for Wasatch Peaks Ranch, recorded November 8, 2023, as Entry No. 164605, Book 404, Page 853, Fourth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded February 16, 2024 as Entry No. 165236, in Book 407, Page 15, and Fifth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded May 15, 2024, as Entry No. 165881, in Book 409, Page 1378, (collectively “**Declaration**”), as the same may be further supplemented and amended from time to time.

This “**Notice**” affects each and every lot (each “**Lot**” and collectively “**Lots**”) within Wasatch Peaks Ranch, which is a large master planned development as defined in U.C.A. §57-1-46(1)(f) and is also described in the Declaration and other Association documents as a “private planned recreational community,” located in Morgan County and more particularly described on Exhibit “A” attached hereto and incorporated herein by reference (“**Property**”).

The reinvestment fee requirement described in the Declaration (“**Reinvestment Fee**”) is intended to run with the land, to be appurtenant to each and every Lot that has been or may be created by a duly approved subdivision of the Property, and to bind successors in interest and assigns thereof as a “**Reinvestment Fee Covenant**” as defined in U.C.A. §57-1-46(1)(i).

The Association, with its principal place of business located at 36 South State Street, Suite 500, Salt Lake City, UT 84111, acting on behalf of its members who are comprised of owners of Lots, is responsible for the collection and management of the Reinvestment Fee.

This Notice has been signed by Gary Derck, an authorized representative of the Board of the Association.

The existence of the Reinvestment Fee Covenant precludes the imposition of any additional reinvestment fee covenant on the Property.

The duration of the Reinvestment Fee Covenant is for a term of 30 years from the date of the recording of the Declaration, after which time said Reinvestment Fee Covenant shall be automatically extended for successive periods of 10 years unless an instrument in writing signed by the majority of then-owners of the Lots has been recorded within the year preceding any renewal term.

Pursuant to U.C.A. §57-1-46(1)(i)(ii), the Reinvestment Fee is to be paid under the auspices of the Reinvestment Fee Covenant and is dedicated to benefitting the burdened property, including payment for, without limitation:

- (1) Common planning, facilities, and infrastructure;
- (2) Obligations arising from environmental covenants;
- (3) Community programming;
- (4) Open space;
- (6) Recreation amenities;
- (7) Charitable purposes; or
- (8) Association expenses, including reimbursement for costs incurred in connection with transfer of title.

Pursuant to U.C.A. §57-1-46(8), the Reinvestment Fee may not be enforced upon:

- (1) An involuntary transfer;
- (2) A transfer that results from a court order;
- (3) A bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity;
- (4) A transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or
- (5) The transfer of the Lot by a financial institution.

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

IN WITNESS WHEREOF, the Association has executed this Notice the 26<sup>th</sup> day of March, 2024.

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

By: *Gary S. Derck*  
Gary Derck, Its President

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

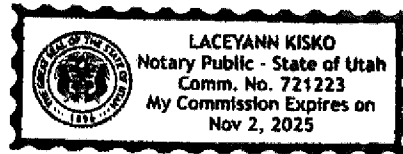
The foregoing instrument was acknowledged before me on the 26<sup>th</sup> day of MARCH, 2024, by Gary Derck as President of Wasatch Peaks Ranch Homeowners Association, Inc., a Utah nonprofit corporation.

*Laceyann Kisko*  
Notary Public

Residing at: SALT LAKE CITY, UTAH

My Commission Expires:

NOV 2, 2025



**EXHIBIT A  
LEGAL DESCRIPTION OF THE PROPERTY**

**BOUNDARY DESCRIPTION WASATCH PEAKS RANCH PLAT 5**

A PARCEL OF LAND LYING AND SITUATED IN THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING ON THE NORTHERLY BOUNDARY LINE 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 1277.99 FEET NORTH 00°27'24" EAST AND 1781.80 FEET WEST 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 BOUNDARY LINE OF SAID WASATCH PEAKS RANCH PLAT 1, THE FOLLOWING TWENTY EIGHT (28) COURSES: (1) SOUTHWESTERLY 117.24 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°25'34", CHORD BEARS SOUTH 31°06'52" WEST 116.35 FEET, (2) SOUTH 18°54'05" WEST 53.66 FEET, (3) SOUTHWESTERLY 116.69 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°42'50", CHORD BEARS SOUTH 33°45'30" WEST 115.38 FEET, (4) SOUTH 48°36'55" WEST 160.72 FEET, (5) WESTERLY 62.83 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS NORTH 86°23'05" WEST 56.57 FEET, (6) NORTH 41°23'05" WEST 10.00 FEET, (7) SOUTH 48°36'55" WEST 50.00 FEET, (8) NORTH 41°23'05" WEST 9.61 FEET, (9) NORTHWESTERLY 81.28 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°41'53", CHORD BEARS NORTH 51°44'01" WEST 80.84 FEET, (10) NORTH 62°04'57" WEST 63.55 FEET, (11) NORTHWESTERLY 155.56 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°24'42", CHORD BEARS NORTH 45°52'36" WEST 153.50 FEET, (12) NORTH 29°40'15" WEST 49.21 FEET, (13) NORTHWESTERLY 150.97 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°26'37", CHORD BEARS NORTH 48°53'34" WEST 148.15 FEET, (14) NORTH 68°06'52" WEST 111.83 FEET, (15) NORTHWESTERLY 200.77 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°49'49", CHORD BEARS NORTH 47°11'58" WEST 196.34 FEET, (16) NORTH 26°17'03" WEST 77.28 FEET, (17) NORTHWESTERLY 55.52 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°47'16", CHORD BEARS NORTH 31°10'41" WEST 55.45 FEET, (18) NORTH 36°04'19" WEST 52.05 FEET, (19) NORTHWESTERLY 65.21 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°57'47", CHORD BEARS NORTH 31°05'26" WEST 65.13 FEET, (20) SOUTH 56°30'48" WEST 375.50 FEET. (21)

SOUTH 56°46'47" WEST 91.41 FEET, (22) SOUTH 36°23'22" WEST 141.11 FEET, (23)  
 SOUTH 50°02'57" WEST 175.51 FEET, (24) SOUTH 62°39'25" WEST 280.57 FEET, (25)  
 SOUTH 52°20'02" WEST 199.48 FEET, (26) SOUTH 80°18'11" WEST 200.39 FEET, (27)  
 SOUTH 75°19'21" WEST 188.56 FEET, (28) NORTH 60°39'17" WEST 54.21 FEET; THENCE  
 NORTH 33°44'36" WEST 111.23 FEET; THENCE NORTH 64°33'27" WEST 84.43 FEET;  
 THENCE NORTH 87°08'25" WEST 145.40 FEET; THENCE NORTH 70°31'09" WEST 119.24  
 FEET; THENCE NORTH 41°10'07" WEST 167.19 FEET; THENCE NORTH 11°07'58" WEST  
 144.35 FEET; THENCE NORTH 12°04'00" WEST 127.51 FEET; THENCE NORTH 00°44'49"  
 WEST 93.85 FEET; THENCE NORTH 09°53'39" EAST 162.21 FEET; THENCE NORTH  
 36°36'51" EAST 157.03 FEET; THENCE NORTH 20°39'15" EAST 159.28 FEET; THENCE  
 NORTH 01°09'49" EAST 168.39 FEET; THENCE NORTH 26°35'10" WEST 104.02 FEET;  
 THENCE NORTH 07°56'00" EAST 154.59 FEET; THENCE NORTH 21°20'47" EAST 192.10  
 FEET; THENCE NORTH 21°06'37" EAST 145.42 FEET; THENCE NORTH 34°12'37" EAST  
 248.41 FEET; THENCE NORTH 39°55'24" EAST 296.54 FEET; THENCE NORTH 62°32'50"  
 EAST 163.95 FEET; THENCE NORTH 67°49'41" EAST 159.20 FEET; THENCE NORTH  
 26°56'09" EAST 70.06 FEET; THENCE SOUTH 80°18'00" EAST 437.48 FEET; THENCE  
 NORTH 84°48'12" EAST 50.00 FEET; THENCE SOUTHERLY 13.39 FEET ALONG THE ARC  
 OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  
 2°47'25", CHORD BEARS SOUTH 06°35'30" EAST 13.39 FEET; THENCE SOUTH 80°18'00"  
 EAST 93.87 FEET; THENCE NORTH 81°16'25" EAST 342.64 FEET; THENCE SOUTH  
 04°17'30" WEST 273.13 FEET; THENCE SOUTH 15°10'51" EAST 429.88 FEET; THENCE  
 NORTH 40°27'32" WEST 89.15 FEET; THENCE WESTERLY 307.35 FEET ALONG THE  
 ARC OF A 185.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE  
 OF 95°11'19", CHORD BEARS NORTH 88°03'12" WEST 273.20 FEET; THENCE SOUTH  
 44°21'09" WEST 50.18 FEET; THENCE SOUTHWESTERLY 12.51 FEET ALONG THE ARC  
 OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  
 28°40'47", CHORD BEARS SOUTH 58°41'32" WEST 12.38 FEET; THENCE SOUTH  
 16°58'04" EAST 50.00 FEET; THENCE NORTHEASTERLY 37.54 FEET ALONG THE ARC  
 OF A 75.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THROUGH A  
 CENTRAL ANGLE OF 28°40'47", CHORD BEARS NORTH 58°41'32" EAST 37.15 FEET;  
 THENCE NORTH 44°21'09" EAST 50.18 FEET; THENCE EASTERLY 224.28 FEET ALONG  
 THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL  
 ANGLE OF 95°11'19", CHORD BEARS SOUTH 88°03'12" EAST 199.36 FEET; THENCE  
 SOUTH 40°27'32" EAST 131.90 FEET; THENCE SOUTHEASTERLY 101.92 FEET ALONG  
 THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL  
 ANGLE OF 28°29'09", CHORD BEARS SOUTH 54°42'07" EAST 100.87 FEET; THENCE  
 SOUTH 68°56'41" EAST 28.67 FEET; THENCE SOUTHEASTERLY 86.94 FEET ALONG  
 THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL  
 ANGLE OF 39°51'06", CHORD BEARS SOUTH 49°01'08" EAST 85.20 FEET; THENCE  
 SOUTH 29°05'36" EAST 168.44 FEET; THENCE SOUTHEASTERLY 241.06 FEET ALONG  
 THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL  
 ANGLE OF 62°46'51", CHORD BEARS SOUTH 60°29'01" EAST 229.18 FEET; THENCE  
 NORTH 88°07'34" EAST 36.36 FEET; THENCE SOUTHEASTERLY 24.04 FEET ALONG  
 THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL  
 ANGLE OF 91°50'35", CHORD BEARS SOUTH 45°57'09" EAST 21.55 FEET; THENCE  
 SOUTHEASTERLY 76.61 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS REVERSE

CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43°53'48", CHORD BEARS SOUTH 21°58'46" EAST 74.75 FEET; THENCE SOUTH 43°55'40" EAST 63.17 FEET; THENCE SOUTHERLY 209.46 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT. THROUGH A CENTRAL ANGLE OF 68°34'39", CHORD BEARS SOUTH 09°38'20" EAST 197.18 FEET; THENCE SOUTH 24°39'00" WEST 249.73 FEET; THENCE SOUTHERLY 176.27 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 57°42'39", CHORD BEARS SOUTH 04°12'20" EAST 168.91 FEET; THENCE SOUTH 33°03'39" EAST 71.33 FEET; THENCE SOUTHERLY 58.99 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°35'56", CHORD BEARS SOUTH 00°44'19" WEST 55.63 FEET; THENCE SOUTH 55°27'43" EAST 50.00 FEET; THENCE SOUTHWESTERLY 13.11 FEET ALONG THE ARC OF A 100.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7°30'39", CHORD BEARS SOUTH 38°17'36" WEST 13.10 FEET; THENCE SOUTH 42°11'56" WEST 15.03 FEET; THENCE NORTH 85°09'38" EAST 391.75 FEET; THENCE NORTH 14°07'05" EAST 208.58 FEET; THENCE SOUTH 41°23'05" EAST 246.91 FEET TO THE POINT OF BEGINNING.

Contains 4,282,593 Square Feet or 98.315 Acres.

PARCEL NOS.: 00-0093-1109, 00-0093-1110, 00-0093-1111, 00-0093-1112, 00-0093-1113, 00-0093-1114, 00-0093-1115, 00-0093-1116, 00-0093-1117, 00-0093-1118, 00-0093-1119, 00-0093-1120, 00-0093-1121, 00-0093-1122, 00-0093-1123, 00-0093-1124, 00-0093-1125, 00-0093-1126, 00-0093-1127, 00-0093-1128, 00-0093-1129, 00-0093-1130, 00-0093-1131, 00-0093-1132

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