

When Recorded Mail To:
Paxton R. Guymon
York Howell & Guymon
10610 S. Jordan Gateway, Suite 200
South Jordan, Utah 84095



ENT 166574:2020 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 23 3:46 pm FEE 132.00 BY HA
RECORDED FOR WHITE HORSE DEVELOPERS

See Legal Description in Exhibit A hereto

NOTICE OF REINVESTMENT FEE COVENANT

(Rockwell Ranch, Utah County, State of Utah)

Pursuant to Utah Code § 57-1-46(6) notice is hereby given that each Dwelling Unit and each Lot without a Dwelling Unit on it within the real property located in Utah County, State of Utah, and more particularly described on Exhibit A hereto (the “**Property**”) is subject to a covenant obligating a future buyer of any Lot or Dwelling Unit within the Property to pay to the Rockwell Ranch Owner Association, Inc. (the “**Master Association**”), upon and as a result of a transfer or conveyance of such a Lot or Dwelling Unit, a fee that is dedicated to benefitting the Rockwell Ranch project, the Master Association, and the Community Areas (the “**Reinvestment Fee**”).

1. The Property is subject to that certain *Master Declaration of Covenants, Conditions and Restrictions of Rockwell Ranch* (the “**Declaration**”), recorded with the Utah County Recorder’s office on Oct. 5, 2020, as Entry No. 154279:2020
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in Article VII of the Declaration.
 - a. The initial amount of the Reinvestment Fee to be paid to the Master Association will be \$750.00 for the initial transfer of each Dwelling Unit or Lot from the developer to a homebuyer.
 - b. Thereafter, the Reinvestment Fee will be an additional \$500.00 upon each subsequent transfer or conveyance of the Dwelling Unit or Lot.
 - c. The amount of the Reinvestment Fee may be changed from time to time as provided in the Declaration.
3. The Master Association’s address, where the Reinvestment Fee is to be paid, is:

Rockwell Ranch Owner Association, Inc.
520 S. 850 E. Suite A-300
Lehi, Utah 84043
Attn: Grant Lefgren

4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Lots and Dwelling Units within the Property, and their successors in interest and assigns.
5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
6. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Project (as the term "Project" is defined in the Declaration).
7. The purpose of the Reinvestment Fee is to enable the Master Association to finance the maintenance, repair and/or replacement of the Community Areas, to fund the reserve account of the Master Association, to satisfy any other obligation of the Master Association identified in the Declaration, or for any other purpose authorized by law.
8. The Reinvestment Fee required to be paid to the Master Association pursuant to the covenant contained in the Declaration is required to benefit the Lot, the Dwelling Unit, the Property and the Project.

WHEREFORE, this Notice of Reinvestment Fee Covenant has been executed by an authorized representative of the Rockwell Ranch Owner Association, Inc.

MASTER ASSOCIATION

ROCKWELL RANCH OWNER
ASSOCIATION, INC.

By: *[Signature]*

Date: Member

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

The foregoing instrument was acknowledged before me this 2nd day of October, 2020, by Grant Letgren as a Director/Trustee of the Rockwell Ranch Owner Association, Inc.

[Signature]
NOTARY PUBLIC

SEAL:

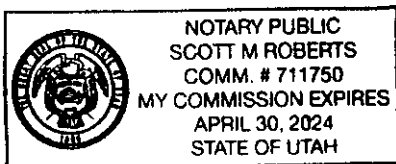


EXHIBIT A**(Description of the Property)**

The Property referenced in the foregoing instrument is located in American Fork City, Utah County, State of Utah, and is more particularly described as:

TOWNHOME LAND**Block 1 – Phase 1 Plat**

Beginning at a point being South 89°53'31" East 1,254.99 feet along section line and South 2,798.01 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°23'30" East 167.37 feet;
 thence Southwesterly 23.47 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°36'30" West and the chord bears South 45°46'32" West 21.15 feet with a central angle of 89°39'57");
 thence South 00°56'33" West 403.13 feet;
 thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°03'27" East and the chord bears South 44°03'27" East 21.21 feet with a central angle of 90°00'00");
 thence South 00°56'33" West 56.00 feet;
 thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°56'33" West and the chord bears South 45°56'33" West 21.21 feet with a central angle of 90°00'00");
 thence South 00°56'33" West 48.23 feet;
 thence Southerly 52.22 feet along the arc of a 128.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 12°37'47" West 51.86 feet with a central angle of 23°22'27");
 thence Southerly 20.51 feet along the arc of a 15.00 foot radius curve to the left (center bears South 65°43'41" East and the chord bears South 14°54'24" East 18.95 feet with a central angle of 78°21'25");
 thence South 24°38'42" West 57.30 feet;
 thence Westerly 27.45 feet along the arc of a 15.00 foot radius curve to the left (center bears South 37°53'22" West and the chord bears South 75°27'26" West 23.78 feet with a central angle of 104°51'53");
 thence North 57°17'35" West 56.55 feet;
 thence Northerly 24.66 feet along the arc of a 15.00 foot radius curve to the left (center bears North 63°54'44" West and the chord bears North 21°01'00" West 21.98 feet with a central angle of 94°12'31");
 thence Westerly 118.76 feet along the arc of a 325.00 foot radius curve to the left (center bears South 21°52'45" West and the chord bears North 78°35'21" West 118.10 feet with a central angle of 20°56'12");
 thence North 89°03'27" West 43.73 feet;
 thence North 00°56'33" East 56.00 feet;
 thence South 89°03'27" East 43.73 feet;

thence Southeasterly 148.74 feet along the arc of a 381.00 foot radius curve to the right (center bears South 00°56'33" West and the chord bears South 77°52'25" East 147.80 feet with a central angle of 22°22'04");

thence Northeasterly 25.42 feet along the arc of a 15.00 foot radius curve to the left (center bears North 23°18'37" East and the chord bears North 64°46'11" East 22.48 feet with a central angle of 97°04'54");

thence Northeasterly 19.19 feet along the arc of a 72.00 foot radius curve to the left (center bears North 73°47'18" West and the chord bears North 08°34'44" East 19.14 feet with a central angle of 15°16'21");

thence North 00°56'33" East 76.96 feet;

thence North 89°27'33" West 162.54 feet;

thence North 00°32'27" East 20.00 feet;

thence South 89°27'33" East 46.29 feet;

thence Northeasterly 15.64 feet along the arc of a 10.00 foot radius curve to the left (center bears North 00°32'27" East and the chord bears North 45°44'30" East 14.09 feet with a central angle of 89°35'54");

thence North 00°56'33" East 438.97 feet;

thence South 89°03'27" East 10.00 feet;

thence North 00°56'33" East 6.27 feet to the point of beginning.

Contains 102,401 Square Feet or 2.351 Acres and 16 Townhomes

- Note: the above-described land will be part of the Townhome Project (as defined above in the Master Declaration), and shall be subject to the terms and provisions of this Master Declaration as well as the terms and provisions of a separate Declaration of covenants, conditions, and requirements for the Townhome Project to be recorded against such land.

CONDOMINIUM LAND

Block 1 – Phase 1 Plat “A” Condominium

Beginning at a point being South 89°53'31" East 1,183.39 feet along section line and South 2,797.39 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°23'30" East 71.61 feet;

thence South 00°56'33" West 6.27 feet;

thence North 89°03'27" West 10.00 feet;

thence South 00°56'33" West 152.25 feet;

thence North 89°05'03" West 81.49 feet;

thence North 00°56'33" East 138.14 feet;

thence Northeasterly 31.30 feet along the arc of a 20.00 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 45°46'32" East 28.20 feet with a central angle of 89°39'57") to the point of beginning.

Contains 12,873 Square Feet or 0.296 Acres

Block 1 – Phase 1 Plat “B” Condominium

Beginning at a point being South 89°53'31" East 1,160.91 feet along section line and South 2,955.18 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°03'27" East 81.49 feet;
 thence South 00°56'33" West 155.62 feet;
 thence North 89°03'27" West 95.97 feet;
 thence North 10°08'21" East 27.13 feet;
 thence Northeasterly 126.72 feet along the arc of a 789.50 foot radius curve to the left (center bears North 79°51'39" West and the chord bears North 05°32'27" East 126.59 feet with a central angle of 09°11'48");
 thence North 00°56'33" East 2.66 feet to the point of beginning.

Contains 13,437 Square Feet or 0.308 Acres

Block 1 – Phase 1 Plat “C” Condominium

Beginning at a point being South 89°53'31" East 1,143.86 feet along section line and South 3,110.58 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°03'27" East 95.97 feet;
 thence South 00°56'33" West 131.09 feet;
 thence Southwesterly 15.64 feet along the arc of a 10.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 45°44'30" West 14.09 feet with a central angle of 89°35'54");
 thence North 89°27'33" West 107.21 feet;
 thence Northerly 50.33 feet along the arc of a 710.50 foot radius curve to the right (center bears South 83°55'10" East and the chord bears North 08°06'35" East 50.32 feet with a central angle of 04°03'31");
 thence North 10°08'21" East 93.11 feet to the point of beginning.

Contains 15,143 Square Feet or 0.348 Acres

Block 1 – Phase 1 Plat “D” Condominium

Beginning at a point being South 89°53'31" East 1,120.37 feet along section line and South 3,252.10 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°27'33" East 60.92 feet;
 thence South 00°32'27" West 20.00 feet;
 thence South 89°27'33" East 162.54 feet;

thence South 00°56'33" West 76.96 feet;
 thence Southwesterly 19.19 feet along the arc of a 72.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 08°34'37" West 19.13 feet with a central angle of 15°16'08");
 thence Southwesterly 25.42 feet along the arc of a 15.00 foot radius curve to the right (center bears North 73°47'18" West and the chord bears South 64°45'40" West 22.49 feet with a central angle of 97°05'56");
 thence Northwesterly 148.74 feet along the arc of a 381.00 foot radius curve to the left (center bears South 23°18'37" West and the chord bears North 77°52'25" West 147.80 feet with a central angle of 22°22'04");
 thence North 89°03'27" West 43.73 feet;
 thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°56'33" East and the chord bears North 44°03'27" West 21.21 feet with a central angle of 90°00'00");
 thence North 00°56'33" East 16.98 feet;
 thence Northeasterly 63.71 feet along the arc of a 710.50 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 03°30'42" East 63.69 feet with a central angle of 05°08'17") to the point of beginning.

Contains 20,418 Square Feet or 0.469 Acres

- Note: all land (and improvements to be constructed thereon) described in the four (4) above-referenced condominium plats shall be part of the Condominium Project (as defined above in the Master Declaration), and shall be subject to the terms and provisions of this Master Declaration as well as the terms and provisions of a separate Declaration of Condominium to be recorded against such land.