

WHEN RECORDED RETURN TO:

Edge Gardner Point, LLC
13702 S. 200 W. #B12
Draper, UT 84020



ENT 181644:2021 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Oct 26 11:37 am FEE 40.00 BY JR
RECORDED FOR EDGE HOMES

NOTICE OF REINVESTMENT FEE COVENANT

(Gardner Point Master Association)

Pursuant to Utah Code § 57-1-46(6), the Gardner Point Master Association (“**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, which is subject to the Master Declaration of Covenants, Conditions, and Restrictions for Gardner Point recorded with the Utah County Recorder on _____, 2021 as Entry No. _____, and any amendments or supplements thereto (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 as established by the Association’s Board of Directors in accordance with Section 5.16 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the **Gardner Point** subdivision that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Gardner Point Master Association
12227 Business Park Dr., Suite 200
Draper, UT 84020

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual. The Association’s members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

IN WITNESS WHEREOF, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Utah County Recorder.

DATED this 20 day of June, 2021.

DECLARANT
EDGE GARDNER POINT, LLC
a Utah limited liability company,

By: Steve Maddox

Name: Steve Maddox

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 20 day of June, 2021, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Gardner Point, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King
Notary Public

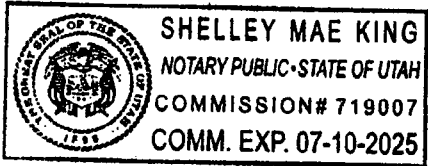


EXHIBIT A
[Legal Description]

All of **GARDNER POINT PHASE 1 PLAT**, according to the official plat filed in the office of the Utah County Recorder.

More particularly described as:

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 1,264.60 feet along the section line from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'54" East 1,361.15 feet along the section line;
thence South 00°06'48" East 1,054.16 feet;
thence South 89°57'40" West 208.67 feet;
thence North 00°02'16" West 435.72 feet;
thence South 89°57'48" West 88.18 feet;
thence Northeasterly 37.72 feet along the arc of a 24.00 foot radius curve to the right (center bears North 89°54'00" East and the chord bears North 44°55'07" East 33.96 feet with a central angle of 90°03'10");

thence South 89°56'46" West 932.75 feet;
thence South 89°06'17" West 74.03 feet;
thence South 89°53'38" West 66.67 feet;
thence North 00°06'22" West 224.90 feet;
thence South 89°53'38" West 15.53 feet;
thence North 00°06'22" West 369.47 feet to the point of beginning.

Contains 902,669 Square Feet or 20.722 Acres

Parcel 2:

A parcel of land situate in the Northeast and Northwest Quarters of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the Country Mile Annexation City of Saratoga Springs, and running

thence North 89°53'54" East 2,625.75 feet along the section line;
thence South 00°06'48" East 1,281.66 feet;
thence South 89°57'40" West 1,432.75 feet;
thence South 00°13'09" East 664.74 feet;
thence South 56°22'29" West 489.75 feet;
thence North 00°13'17" West 479.32 feet;
thence West 491.66 feet;
thence North 07°09'38" West 35.62 feet;
thence North 10°19'44" west 229.92 feet;

thence North 13°20'50" West 144.89 feet;
thence North 38°45'41" West 53.40 feet;
thence North 47°38'31" West 154.70 feet;
thence North 30°12'56" West 41.80 feet;
thence North 17°09'04" West 362.70 feet;
thence North 23°30'23" West 112.48 feet;
thence North 37°49'03" West 59.46 feet;
thence North 43°40'05" West 151.05 feet;
thence North 26°40'51" West 211.53 feet;
thence North 23°59'15" West 387.90 feet to the section line;
thence North 89°55'02" East 496.39 feet along the section line to the point of
beginning.

Contains 4,160,546 Square Feet or 95.513 Acres