



ENT 190239:2020 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 01 10:31 am FEE 118.00 BY HA
RECORDED FOR SARATOGA SPRINGS CITY

When Recorded Return to:
Wildflower Developer, LLC
14034 S. 145 E., Suite 204
Draper, UT 84020

NOTICE OF REINVESTMENT FEE COVENANT

Village 3A, Plats B-7 & B-8

Pursuant to Utah Code § 57-1-46(6), the Wildflower Master Homeowners Association, Inc. ("**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 Wildflower recorded with the Utah County Recorder February 23, 2018 as Entry No. 17973:2018, 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 5.15 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 **Wildflower Village 3A Plats B-7 & B-8** that:

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

Wildflower Master Homeowners Association, Inc.
14034 S. 145 E., Suite 204
Draper, Utah 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 28th day of October, 2020.

DECLARANT
WILDFLOWER DEVELOPER, LLC
a Utah limited liability company,

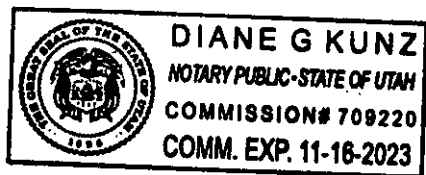
By: _____

Name: Nate Shipp

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 28th day of October, 2020, personally appeared before me Nathan Shipp who by me being duly sworn, did say that she/he is an authorized representative of Wildflower Developer, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Notary Public

EXHIBIT A
(Legal Description)

All of **WILDFLOWER VILLAGE 3A PLAT B-7**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Including Lots 101 through 122

More particularly described as:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°11'02"W ALONG THE QUARTER SECTION LINE 1696.42 FEET AND WEST 1851.94 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S9°37'56"W 73.24 FEET; THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE LEFT 42.22 FEET THROUGH A CENTRAL ANGLE OF 4°34'53" (CHORD: S7°20'30"W 42.21 FEET); THENCE S5°03'04"W 541.83 FEET; THENCE N84°56'56"W 88.79 FEET; THENCE N5°03'04"E 657.01 FEET; THENCE S84°56'56"E 96.33 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.35 ACRES
58,696 SQ. FT.

All of **WILDFLOWER VILLAGE 3A PLAT B-8**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Including Lots 301 through 321

More particularly described as:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°11'02"W ALONG THE QUARTER SECTION LINE 1765.71 FEET AND WEST 1667.13 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S5°03'04"W 71.93 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 33.31 FEET THROUGH A CENTRAL ANGLE OF 95°25'37" (CHORD: S42°39'15"E 29.59 FEET); THENCE S0°22'04"E 40.00 FEET; THENCE S89°37'56"W 7.59 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 29.52 FEET THROUGH A CENTRAL ANGLE OF 84°34'31" (CHORD: S47°20'45"W 26.91 FEET); THENCE S5°03'04"W 89.93 FEET; THENCE S84°56'56"E 21.50 FEET; THENCE S5°03'04"W 55.00 FEET; THENCE N84°56'56"W 16.50 FEET; THENCE S5°03'04"W 222.66 FEET; THENCE N86°34'54"W 10.00 FEET; THENCE N84°56'56"W 136.50 FEET; THENCE N5°03'04"E 457.76 FEET; THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE RIGHT 37.74 FEET THROUGH A CENTRAL ANGLE OF 4°34'53" (CHORD: N7°20'30"E 37.73 FEET); THENCE N9°37'56"E 16.59 FEET; THENCE S84°56'56"E 52.55 FEET; THENCE N89°37'56"E 86.51 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.75 ACRES
76,171 SQ. FT.