



Recorded at the request of:
Black Desert Master Community LLC ("Company")

**Record against the Property
described in Exhibit A**

After Recording mail to:
Jenkins Bagley Sperry, PLLC
Attn: Bruce C. Jenkins
285 W. Tabernacle, Ste 301
St. George, UT 84770

**NOTICE OF REINVESTMENT FEE
FOR
BLACK DESERT MASTER COMMUNITY**

KNOW ALL PERSONS:

- The current address of the Association is on file with the Utah Homeowner Associations Registry which can be located at <https://secure.utah.gov/hoa/index.html>;
- the Declaration of Covenants, Conditions, and Restrictions governing the Association, as amended from time to time, contains a Reinvestment Fee Covenant (the "Covenant");
- the Property subject to the Covenant is described in Exhibit A;
- the Covenant runs with the land in perpetuity and is binding upon all current owners, their heirs, successors and assigns;
- the existence of the Covenant prohibits the imposition of an additional Reinvestment Fee Covenant, unless otherwise provided by Utah law;
- the purpose for which the fee may be used includes: (i) common planning, facilities, and infrastructure; (ii) obligations arising from an environmental covenant; (iii) community programming; (iv) recreational facilities and amenities; and/or (v) Association expenses as provided for in Utah Code § 57-1-46(1)(a);
- the Association must be contacted for the amount of the fee;
- the fee is to be paid at the closing of property subject to the Covenant; and
- the fee is for, and to be used for, the benefit of the Property.

DATED this 12th day of May, 2022.

(SIGNATURE ON FOLLOWING PAGE)

BLACK DESERT MASTER COMMUNITY LLC,

A Utah limited liability company

By: J. Brett Beren
Its: Manager

STATE OF UTAH)

County of Washington)

On the 12th day of May, 2022, personally appeared before me Brett Beren, who being by me duly sworn, did say that he/she is a Manager of Black Desert Master Community LLC, the authorized individual empowered to sign this Notice of Reinvestment Fee and that the Notice was signed on behalf of said Company and said person acknowledged to me that said Company authorized the execution of same.

[Signature]
Notary Public

Exhibit A

Boundary Description

Resort Center Black Desert Condominium Subdivision Boundary Description

Commencing at the East $\frac{1}{4}$ Corner of Section 4, Township 42 South, Range 16 West, Salt Lake Base and Meridian; Thence North $01^{\circ}14'46''$ East, along the Section line, a distance of 11.53 feet; Thence North $90^{\circ}00'00''$ West, a distance of 706.28 feet, to the Point of Beginning; said point being on the Westerly right of way line of Weiskopf Way; said point being the beginning of a curve to the right, of which the radius point lies South $46^{\circ}34'00''$ West, a radial distance of 484.00 feet; thence Southerly along the arc of said curve, and said right of way line, through a central angle of $59^{\circ}43'40''$, a distance of 504.54 feet; Thence South $16^{\circ}17'40''$ West, along said right of way line, a distance of 187.76 feet; Thence North $46^{\circ}30'29''$ West, a distance of 37.40 feet; Thence North $80^{\circ}09'25''$ West, a distance of 237.76 feet; Thence South $86^{\circ}49'32''$ West, a distance of 286.15 feet; Thence South $32^{\circ}04'29''$ West, a distance of 60.75 feet; Thence North $70^{\circ}12'04''$ West, a distance of 37.57 feet; Thence North $08^{\circ}04'11''$ West, a distance of 107.58 feet; Thence South $85^{\circ}29'40''$ West, a distance of 68.71 feet; Thence North $38^{\circ}43'11''$ West, a distance of 87.89 feet; Thence South $57^{\circ}54'05''$ West, a distance of 42.58 feet; Thence South $29^{\circ}08'04''$ East, a distance of 15.58 feet; Thence South $80^{\circ}16'13''$ West, a distance of 33.11 feet; Thence North $11^{\circ}51'23''$ West, a distance of 9.42 feet; Thence South $82^{\circ}25'31''$ West, a distance of 3.11 feet; Thence North $10^{\circ}54'27''$ West, a distance of 1.38 feet; Thence South $79^{\circ}41'25''$ West, a distance of 29.74 feet; Thence North $09^{\circ}17'37''$ West, a distance of 9.36 feet; Thence South $81^{\circ}41'05''$ West, a distance of 18.44 feet to the beginning of a non-tangent curve to the right, of which the radius point lies North $79^{\circ}20'42''$ West, a radial distance of 24.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $233^{\circ}55'49''$, a distance of 97.99 feet to the beginning of a non-tangent curve to the right, of which the radius point lies North $86^{\circ}37'45''$ East, a radial distance of 407.60 feet; thence Northerly along the arc of said curve, through a central angle of $84^{\circ}39'09''$, a distance of 33.10 feet to the beginning of a non-tangent curve to the right, of which the radius point lies North $22^{\circ}47'31''$ East, a radial distance of 24.75 feet; thence Northerly along the arc of said curve, through a central angle of $131^{\circ}01'07''$, a distance of 56.60 feet to the beginning of a non-tangent curve to the right, of which the radius point lies South $79^{\circ}56'07''$ East, a radial distance of 312.97 feet; thence Northeasterly along the arc of said curve, through a central angle of $26^{\circ}57'03''$, a distance of 147.21 feet; Thence North $26^{\circ}00'32''$ West, a distance of 35.26 feet; Thence North $70^{\circ}25'49''$ West, a distance of 35.85 feet; Thence North $56^{\circ}22'22''$ East, a distance of 24.59 feet; Thence North $26^{\circ}30'51''$ West, a distance of 29.56 feet; Thence North $85^{\circ}59'09''$ East, a distance of 4.37 feet; Thence North $26^{\circ}20'36''$ West, a distance of 27.97 feet; Thence North $85^{\circ}59'09''$ East, a distance of 4.20 feet; Thence North $26^{\circ}30'51''$ West, a distance of 27.99 feet; Thence North $85^{\circ}59'09''$ East, a distance of 4.33 feet; Thence North $26^{\circ}30'51''$ West, a distance of 34.26 feet; Thence North $52^{\circ}14'22''$ West, a distance of 6.56 feet to the beginning of a non-tangent curve to the left, of which the radius point lies North $53^{\circ}00'38''$ West, a radial distance of 5.18 feet; thence Northerly along the arc of said curve, through a central angle of $51^{\circ}28'24''$, a distance of 4.65 feet to the beginning of a compound curve to the left having a radius of 44.26 feet and a central angle of $15^{\circ}22'34''$; thence Northerly along the arc of said curve, a distance of 11.88 feet to the beginning of a compound curve to the left having a radius of 38.43 feet and a central angle of $28^{\circ}06'15''$; thence Northwesterly along the arc of said curve, a distance of 18.85 feet; Thence North $15^{\circ}32'14''$ West, a distance of 56.11 feet to a point on the Southerly right of way line of Black Desert Drive, said point being the beginning of a non-tangent curve to the right, of which the radius point lies South $14^{\circ}10'03''$ East, a radial distance of 284.00 feet; thence Easterly along

the arc of said curve, and said line, through a central angle of $17^{\circ}48'28''$, a distance of 88.27 feet; Thence South $86^{\circ}21'39''$ East, along said line, a distance of 54.43 feet to the beginning of a curve to the right having a radius of 23.00 feet and a central angle of $51^{\circ}23'28''$; thence Southeasterly along the arc of said curve, and said line, a distance of 20.63 feet to the beginning of a reverse curve to the left having a radius of 39.50 feet and a central angle of $88^{\circ}15'40''$; thence Easterly along the arc of said curve, and said line, a distance of 60.85 feet to the beginning of a reverse curve to the right having a radius of 23.00 feet and a central angle of $36^{\circ}52'12''$; thence Easterly along the arc of said curve, and said line, a distance of 14.80 feet; Thence South $86^{\circ}21'39''$ East, along said line, a distance of 141.21 feet to the beginning of a curve to the left having a radius of 547.00 feet and a central angle of $44^{\circ}40'30''$; thence Easterly along the arc of said curve, and said line, a distance of 426.51 feet to the beginning of a reverse curve to the right having a radius of 23.00 feet and a central angle of $87^{\circ}36'10''$; thence Easterly along the arc of said curve, a distance of 35.17 feet, to a point on the Westerly right of way line of said Weiskopf Way; Thence South $43^{\circ}26'00''$ East, along said line, a distance of 142.56 feet to the Point of Beginning.

Containing 12.55 acres, more or less.

Weiskopf Way and Black Desert Drive Road Dedication Boundary Description

Commencing at the East $\frac{1}{4}$ Corner of Section 4, Township 42 South, Range 16 West, Salt Lake Base and Meridian; Thence North $01^{\circ}14'46''$ East, along the Section line, a distance of 111.53 feet; Thence North $90^{\circ}00'00''$ West, a distance of 706.28 feet, to the Point of Beginning, said point being on the Westerly right of way line of Weiskopf Way; Thence North $43^{\circ}26'00''$ West, along said line, a distance of 142.56 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $87^{\circ}36'10''$; thence Westerly along the arc of said curve a distance of 35.17 feet a point on the Southerly right of way line of Black Desert Drive, said point being the beginning of a reverse curve to the right having a radius of 547.00 feet and a central angle of $44^{\circ}40'30''$; thence Westerly along the arc of said curve, and said right of way line, a distance of 426.51 feet; Thence North $86^{\circ}21'39''$ West, along said line, a distance of 141.21 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $36^{\circ}52'12''$; thence Westerly along the arc of said curve, and said line, a distance of 14.80 feet to the beginning of a reverse curve to the right having a radius of 39.50 feet and a central angle of $88^{\circ}15'40''$; thence Westerly along the arc of said curve, and said line, a distance of 60.85 feet to the beginning of a reverse curve to the left having a radius of 23.00 feet and a central angle of $51^{\circ}23'28''$; thence Northwesterly along the arc of said curve, and said line, a distance of 20.63 feet; Thence North $86^{\circ}21'39''$ West, along said line, a distance of 54.43 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $17^{\circ}48'28''$; thence Westerly along the arc of said curve, and said line, a distance of 88.27 feet; Thence North $14^{\circ}12'32''$ West, a distance of 32.00 feet to a point on the Northerly right of way line of said Black Desert Drive, said point being the beginning of a non-tangent curve to the right, of which the radius point lies South $14^{\circ}10'22''$ East, a radial distance of 316.00 feet; thence Easterly along the arc of said curve, and said right of way line, through a central angle of $17^{\circ}48'42''$, a distance of 98.24 feet; Thence South $86^{\circ}21'39''$ East, along said line, a distance of 54.43 feet, to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $51^{\circ}23'28''$; thence Easterly along the arc of said curve, and said line, a distance of 20.63 feet to the beginning of a reverse curve to the right having a radius of 39.50 feet and a central angle of $88^{\circ}15'40''$; thence Easterly along the arc of said curve, and said line, a distance of 60.85 feet to the beginning of a reverse curve to the left having a radius of 23.00 feet

and a central angle of $36^{\circ}52'12''$; thence Easterly along the arc of said curve, and said line, a distance of 14.80 feet; Thence South $86^{\circ}21'39''$ East, along said line, a distance of 101.38 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $90^{\circ}00'00''$; thence Northeasterly along the arc of said curve, and said line a distance of 36.13 feet; Thence South $89^{\circ}08'20''$ East, along said line, a distance of 32.04 feet to the beginning of a non-tangent curve to the left, of which the radius point lies South $86^{\circ}21'39''$ East, a radial distance of 23.00 feet; thence Southeasterly along the arc of said curve, and said line, through a central angle of $94^{\circ}39'31''$, a distance of 38.00 feet to the beginning of a compound curve to the left having a radius of 493.00 feet and a central angle of $39^{\circ}30'22''$; thence Easterly along the arc of said curve, and said line, a distance of 339.93 feet to the beginning of a compound curve to the left having a radius of 23.00 feet and a central angle of $92^{\circ}54'28''$; thence Northerly along the arc of said curve, a distance of 37.30 feet, to a point on the Westerly right of way line of said Weiskopf Way; Thence North $43^{\circ}26'00''$ West, along said line, a distance of 35.74 feet to the beginning of a curve to the right having a radius of 526.00 feet and a central angle of $32^{\circ}02'16''$; thence Northerly along the arc of said curve, and said right of way line a distance of 294.12 feet; thence North $11^{\circ}23'44''$ West, a distance of 346.72 feet to the beginning of a curve to the right having a radius of 316.00 feet and a central angle of $57^{\circ}30'31''$; thence Northerly 317.17 feet along said curve; thence North $46^{\circ}06'47''$ East, a distance of 37.70 feet to the beginning of a curve to the left having a radius of 32.00 feet and a central angle of $82^{\circ}03'22''$; thence Northerly 45.83 feet along said curve to a point on the Westerly right of way line of Snow Canyon Parkway; Thence South $43^{\circ}53'13''$ East, a distance of 87.25 feet along said right of way line to the beginning of a non-tangent curve concave to the South, having a radius of 32.00 feet of which the radius point lies South $38^{\circ}20'56''$ West; thence Westerly, a distance of 45.93 feet along said curve through a central angle of $82^{\circ}14'09''$ and a chord bearing of South $87^{\circ}13'51''$ West 42.09 feet to a point on the Southerly right of way line of said Weiskopf Way; thence South $46^{\circ}06'47''$ West, a distance of 37.69 feet to the beginning of a curve to the left having a radius of 284.00 feet and a central angle of $57^{\circ}30'31''$; thence Southerly, a distance of 285.06 feet along said curve; thence South $11^{\circ}23'44''$ East 346.72 feet to the beginning of a curve to the left having a radius of 494.00 feet and a central angle of $32^{\circ}02'16''$; thence Southeasterly, a distance of 276.23 feet along said curve; Thence South $43^{\circ}26'00''$ East, along said line, a distance of 36.34 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $90^{\circ}00'00''$; thence Easterly along the arc of said curve a distance of 36.13 feet, to a point on the Northerly right of way line of said Black Desert Drive; Thence North $46^{\circ}34'00''$ East, along said line, a distance of 302.08 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $90^{\circ}00'00''$; thence Northerly along the arc of said curve, and said line, a distance of 36.13 feet; Thence North $46^{\circ}34'00''$ East, along said line, a distance of 32.00 feet to the beginning of a non-tangent curve to the left, of which the radius point lies North $46^{\circ}34'00''$ East, a radial distance of 23.00 feet; thence Easterly along the arc of said curve, and said line, through a central angle of $90^{\circ}00'00''$, a distance of 36.13 feet; Thence North $46^{\circ}34'00''$ East, along said line, a distance of 66.12 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $34^{\circ}17'07''$; thence Northeasterly along the arc of said curve, and said right of way line, a distance of 43.55 feet, to a point on the Westerly right of way line of Snow Canyon Parkway, said point being the beginning of a non-tangent curve to the left, of which the radius point lies North $67^{\circ}19'01''$ East, a radial distance of 110.00 feet; thence Southeasterly along the arc of said curve, and said right of way line, through a central angle of $42^{\circ}35'23''$, a distance of 81.77 feet to a point on the Southerly right of way line of said Black Desert Drive, said point being the beginning of a non-tangent curve to the left, of which the radius point lies South $08^{\circ}25'24''$ East, a radial distance of 73.00 feet; thence Southwesterly along the arc of said curve, and said right of way line,

through a central angle of $35^{\circ}00'36''$, a distance of 44.61 feet; Thence South $46^{\circ}34'00''$ West, along said line, a distance of 66.12 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $90^{\circ}00'00''$; thence Southerly along the arc of said curve, and said line, a distance of 36.13 feet; Thence South $46^{\circ}34'00''$ West, along said line, a distance of 32.00 feet to the beginning of a non-tangent curve to the left, of which the radius point lies South $46^{\circ}34'00''$ West, a radial distance of 23.00 feet; thence Westerly along the arc of said curve, and said line, through a central angle of $90^{\circ}00'00''$, a distance of 36.13 feet; Thence South $46^{\circ}34'00''$ West, along said line, a distance of 302.08 feet to the beginning of a curve to the left having a radius of 23.00 feet and a central angle of $90^{\circ}00'00''$; thence Southerly along the arc of said curve a distance of 36.13 feet, to a point on the Easterly Right of way line of said Weiskopf Way; Thence South $43^{\circ}26'00''$ East, along said line, a distance of 142.06 feet to the beginning of a curve to the right having a radius of 516.00 feet and a central angle of $59^{\circ}43'40''$; thence Southerly along the arc of said curve, and said right of way line, a distance of 537.90 feet; Thence South $16^{\circ}17'40''$ West, along said line, a distance of 187.76 feet; Thence North $73^{\circ}42'20''$ West, a distance of 32.00 feet, to a point on the Westerly right of way line of said Weiskopf Way; Thence North $16^{\circ}17'40''$ East, along said right of way line, a distance of 187.76 feet to the beginning of a curve to the left having a radius of 484.00 feet and a central angle of $59^{\circ}43'40''$; thence Northerly along the arc of said curve and said right of way line, a distance of 504.54 feet to the Point of Beginning.

Containing: 3.12 acres, more or less.