SunCrest Owners Association, Inc. 2016 E Village Green Circle Draper, UT 84020 (801) 572-1233 ENT 21206:2024 PG 1 of 12
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 02 03:41 PM FEE 2164.00 BY KR
RECORDED FOR Miller Harrison LLC
ELECTRONICALLY RECORDED

#### NOTICE OF REINVESTMENT FEE COVENANT

(SunCrest)

Pursuant to Utah Code § 57-1-46(6), the SunCrest Owners Association, Inc. ("**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in <u>Exhibit A</u> (the "**Burdened Property**"), attached hereto, which is subject to the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest and any amendments or supplements thereto, recorded with both the office of the Salt Lake County Recorder on June 17, 2019, as Entry No. 13010993, and in the office of the Utah County Recorder on June 19, 2019 as Entry No. 55628:2019 (the "**Declaration**").

The Reinvestment Fee Covenant found at Section 7.7 of the Declaration requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee is required to pay a reinvestment fee, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). The current fee payable to the Association under the Reinvestment Fee is 0.25% of the purchase price of each Burdened Property, subject to amendment by the Association. In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law. The Reinvestment Fee shall be in addition to any *pro rata* share of assessments due and adjusted at settlement.

- BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within SunCrest that:
- 1. The name and address of the beneficiary of the Reinvestment Fee Covenant, as updated and amended by the then-current Registered Agent. is:

SunCrest Owners Association, Inc. 2016 E Village Green Circle Draper, UT 84020 (801) 572-1233

- 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.

of any additional Reinvestment Fee Covenant on the Burdened Property.

- The duration of the Reinvestment Fee Covenant is perpetual unless otherwise amended.
- 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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.
- The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.
- 7. For the amount of the Reinvestment Fee owed, please contact the Association.

IN WITNESS WHEREOF, the SunCrest Owners Association, Inc. has executed a formal policy authorizing this Notice of Reinvestment Fee Covenant, to be effective upon recording with the Salt Lake County and Utah County Recorders, respectively.

DATED this 2<sup>nd</sup> day of April, 2024.

SunCrest Owners Association, Inc.

a Utah Non-Profit Corporation

STATE OF UTAH

) ss.

COUNTY OF SALT LAKE

Tyler S. LaMarr, Esq.

Attorney-in-Fact

On the 2<sup>nd</sup> day of April, 2024, personally appeared before me Tyler S. LaMarr, who by me being duly sworn, did say that he is an authorized representative of SunCrest Owners Association, Inc. and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority and pursuant to resolution of the Board.

CALEB O ANDREWS
Notary Public State of Utah Commission Expires on: March 17, 2027 Comm. Number: 730019

Notary Public

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# EXHIBIT A Legal Description

All of <u>Deer Ridge No. 1 at Suncrest</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 7724216:

Including Lots 1 - 20

Parcel No. 34-16-102-002-0000 through 34-16-102-003-0000;

Parcel No. 34-16-102-012-0000;

Parcel No. 34-16-102-015-0000 through 34-16-102-016-0000;

Parcel No. 34-16-126-001-0000 through 34-16-126-004-0000;

Parcel No. 34-16-126-006-0000 through 34-16-126-007-0000;

Parcel No. 34-16-127-010-0000 through 34-16-127-017-0000.

All of <u>Deer Ridge Lots 18 & 41</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 10598277:

Including Lots 18 and 41

Parcel No. 34-16-127-022-0000 through 34-16-127-023-0000.

All of <u>Deer Ridge No. 2 at Suncrest</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 8242797:

Including Lots 21 - 165

Parcel No. 34-08-476-001-0000 through 34-08-476-004-0000;

Parcel No. 34-09-351-001-0000 through 34-09-351-003-0000;

Parcel No. 34-09-376-001-0000 through 34-09-376-004-0000;

Parcel No. 34-16-101-105-0000 through 34-16-101-012-0000;

Parcel No. 34-16-102-004-0000 through 34-16-102-009-0000;

Parcel No. 34-16-102-013-0000;

Parcel No. 34-16-102-017-0000;

Parcel No. 34-16-103-001-0000 through 34-16-103-004-0000;

Parcel No. 34-16-104-001-0000 through 34-16-104-014-0000;

Parcel No. 34-16-105-001-0000 through 34-16-105-014-0000;

Parcel No. 34-16-126-008-0000 through 34-16-126-016-0000;

Parcel No. 34-16-126-018-0000;

Parcel No. 34-16-127-018-0000 through 34-16-127-019-0000;

Parcel No. 34-16-129-001-0000 through 34-16-129-003-0000;

Parcel No. 34-17-226-001-0000 through 34-17-226-003-0000.

All of <u>Eagle Crest No. 1 at Suncrest</u>, according to the plat on file in the office of the Utah County Recorder as Entry Number 2003:19498:

Including Lots 1 - 340

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Serial No. 38:334:0001 through 38:334:0058; Serial No. 38:334:0064 through 38:334:0096; Serial No. 38:334:0099 through 38:334:0156; Serial No. 38:334:0159 through 38:334:0171; Serial No. 38:334:0174 through 38:334:0274; Serial No. 38:334:0297 though 38:334:0320; Serial No. 38:334:0322 through 38:334:0336; and, Serial No. 38:334:0339 through 38:334:0340.

All of <u>Eagle Crest No. 1 at Suncrest Lots 50-52 & 59-63 AMD</u>, according to the plat on file in the office of the Utah County Recorder as Entry Number 2004:140730:

Including Lots 50 - 63

Serial No. 38:358:0050; Serial No. 38:358:0052; Serial No. 38:358:0060; Serial No. 38:358:0061; and, Serial No. 38:358:0063

All of <u>Eagle Crest No. 1 at Suncrest Lots 157-158 AMD</u>, according to the plat on file in the office of the Utah County Recorder as Entry Number 2005:150086:

Including Lots 157 and 158

Serial No. 38:381:0157 through 38:381:0158

All of <u>Eagle Crest No. 1 at Suncrest Lots 172, 173, 176, 177 & FF AMD</u>, according to the plat on file in the office of the Utah County Recorder as Entry Number 2005:150102:

Including Lots 172 - 177

Serial No. 38:382:0172; 38:382:0173; 38:382:0177

All of <u>Eagle Crest No. 1 at Suncrest Lot 176A 2nd AMD</u>, according to the plat on file in the office of the Utah County Recorder as Entry Number 2012:19393:

Including Lots 176 and 177

Serial No. 38:446:0176 through 38:446:0177

All of <u>Eagle Crest No. 1 at Suncrest Lots 275-296 & BB AMD</u>, according to the plat on file in the office of the Utah County Recorder as Entry Number 2004:102945:

Including Lot 1

Serial No. 38:350:0001

All of <u>Eagle Crest No. 3 at Suncrest</u>, according to the plat on file in the office of the Utah County Recorder as Entry Number 2004:135424:

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Including Lots 501 - 551

Serial No. 38:357:0501 through 38:357:0551

All of <u>Eagle Crest No. 4 at Suncrest</u>, according to the plat on file in the office of the Utah County Recorder as Entry Number 2004:112994:

Including Lots 1 - 77

Serial No. 38:352:0001 through 38:352:0077

All of <u>Eagle Crest No. 6 at Suncrest</u>, according to the plat on file in the office of the Utah County Recorder as Entry Number 2006:75002:

Including Lots 51 - 66

Serial No. 38:392:0051 through 38:392:0057; and,

Serial No. 38:392:0059 through 38:392:0066.

All of <u>Edelweiss Phase 1A</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 12492311:

Including Lots 101 - 110

Parcel No. 34-10-303-001-0000 through 34-10-303-006-0000; and,

Parcel No. 34-10-304-001-0000 through 34-10-304-006-0000.

All of <u>Edelweiss Phase 1B</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 12602276:

Including Lots 111 - 130

Parcel No. 34-10-304-007-0000 through 34-10-304-019-0000; and,

Parcel No. 34-10-305-001-0000 through 34-10-305-007-0000.

All of <u>Edelweiss Phase 2</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 12706434:

Including Lots 201 - 205

Parcel No. 34-10-304-020-0000, and

Parcel No. 34-10-305-008-0000 through 34-10-305-011-0000.

All of <u>Edelweiss Phase 3</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 12706450:

Including Lots 301 - 315

Parcel No. 34-10-304-021-0000 through 34-10-304-028-0000; and,

Parcel No. 34-10-306-001-0000 through 34-10-306-007-0000.

All of <u>Edelweiss Phase 4A</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 12930475:

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Including Lots 401-410

Parcel No. 34-10-304-032-0000 through 34-10-304-039-0000; and,

Parcel No. 34-10-306-008-0000 through 34-10-306-010-0000.

All of <u>Edelweiss Phase 4B</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 12930481:

Including Lots 411 - 424

Parcel No. 34-10-300-042-0000;

Parcel No. 34-10-304-040-0000 through 34-10-304-045-0000;

Parcel No. 34-10-306-011-0000; and,

Parcel No. 34-10-307-001-0000 through 34-10-307-007-0000.

All of <u>Edelweiss Phase 5</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 12938347:

Including Lots 501 - 512

Parcel No. 34-10-300-045-0000 through 34-10-300-052-0000;

Parcel No. 34-10-303-007-0000 through 34-10-303-008-0000; and.

Parcel No. 34-10-305-012-0000 through 34-10-305-015-0000.

All of <u>Edelweiss Phase 6</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 12938719:

Including Lots 601 - 622

Parcel No. 34-10-300-054-0000;

Parcel No. 34-10-303-009-0000 through 34-10-303-019-0000; and,

Parcel No. 34-10-305-016-0000 through 34-10-305-026-0000.

All of <u>Maple Hollow No. 7 at Suncrest</u>, according to the plat in the office of the Utah County Recorder as Entry Number 2005:150898:

Including Lots 1 - 30

Serial No. 46:669:0001 through 46:669:0030

All of <u>Maple Hollow 10, 11 & 13 at Suncrest</u>, according to the plat in the office of the Utah County Recorder as Entry Number 2005:90:

Including Lots 1 - 317

Serial No. 46:645:0001 through 46:645:0002;

Serial No. 46:645:0101 through 46:645:0253; and,

Serial No. 46:645:0301 through 46:645:0317.

All of <u>Mercer Hollow Estates Plat A</u>, according to the plat in the office of the Utah County Recorder as Entry Number 2005:12653:

Including Lots 5 - 29

Serial No. 46:646:0005 through 46:646:0015; and,

Serial No. 46:646:0027 through 46:646:0029.

All of Mercer Hollow Estates Plat B, according to the plat in the office of the Utah County Recorder as Entry Number 2006:75181:

Including Lots 201 - 216

Serial No. 46:682:0201 through 46:682:0216.

All of <u>Mercer Hollow No. 15 at Suncrest</u>, according to the plat in the office of the Utah County Recorder as Entry Number 2006:134950:

Including Lots 1 - 29

Serial No. 46:695:0001 through 46:695:0013; and,

Serial No. 46:695:0016 through 46:695:0029.

All of <u>Oak Vista No. 1 at Suncrest</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 7469858:

Including Lots 1 - 56

Parcel No. 34-09-451-001-0000 through 34-09-451-012-0000;

Parcel No. 34-09-476-001-0000 through 34-09-476-022-0000;

Parcel No. 34-09-477-003-0000:

Parcel No. 34-09-477-006-0000 through 34-09-477-012-0000;

Parcel No. 34-09-477-014-0000 through 34-09-477-018-0000;

Parcel No. 34-09-477-022-0000;

Parcel No. 34-09-477-024-0000 through 34-09-477-027-0000;

Parcel No. 34-09-478-001-0000 through 34-09-478-003-0000; and,

Parcel No. 34-09-478-014-0000.

All of Oak Vista No 2 at Suncrest, according to the plat on file in the office of the Salt Lake County Recorder:

Including Lots 58 - 214

Parcel No. 34-09-479-001-0000 through 34-09-479-002-0000;

Parcel No. 34-09-479-004-0000;

Parcel No. 34-16-201-101-0000;

Parcel No. 34-16-202-001-0000 through 34-16-202-021-0000;

Parcel No. 34-16-203-001-0000 through 34-16-203-021-0000;

Parcel No. 34-16-204-001-0000 through 34-16-204-008-0000;

Parcel No. 34-16-205-001-0000 through 34-16-205-002-0000;

Parcel No. 34-16-226-001-0000 through 34-16-226-036-0000; and,

Parcel No. 34-16-227-001-0000 through 34-16-227-048-0000.

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All of Oak Vista 2 at Suncrest Lot 60 AMD, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 11864363:

Including Lots 60A - 60F

Parcel No. 34-09-479-020-0000 through 34-09-479-022-0000; Parcel No. 34-09-479-024-0000 through 34-09-479-026-0000; Parcel No. 34-09-479-027-2000; and, 34-09-479-027-6000.

All of <u>Oak Vista No. 3 at Suncrest</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 7542856:

Including Lots 58 - 214

Parcel No. 34-09-479-001-0000 through 34-09-479-002-0000;
Parcel No. 34-09-479-004-0000;
Parcel No. 34-16-201-101-0000;
Parcel No. 34-16-202-001-0000 through 34-16-202-021-0000;
Parcel No. 34-16-203-001-0000 through 34-16-203-021-0000;
Parcel No. 34-16-204-001-0000 through 34-16-204-008-0000;
Parcel No. 34-16-205-001-0000 through 34-16-205-002-0000;

Parcel No. 34-16-226-001-0000 through 34-16-226-036-0000; and,

Parcel No. 34-16-227-001-0000 through 34-16-227-048-0000.

All of <u>Oak Vista No. 4 at Suncrest</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 7762775:

Including Lots 300 - 397

Parcel No. 34-16-201-002-0000;

Parcel No. 34-16-202-022-0000 through 34-16-202-025-0000;

Parcel No. 34-16-202-029-0000 through 34-16-202-034-0000;

Parcel No. 34-16-205-025-0000 through 34-16-205-027-0000;

Parcel No. 34-16-205-033-0000 through 34-16-205-050-0000;

Parcel No. 34-16-227-049-0000 through 34-16-227-051-0000;

Parcel No. 34-16-227-057-0000 through 34-16-227-075-0000; and,

Parcel No. 34-16-227-110-0000 through 34-16-227-114-0000.

All of Oak Vista No. 4 at Suncrest, according to the plat on file in the office of the Utah County Recorder as Entry Number 2000:92120:

Including Lots 215 - 418

Serial No. 48:275:0215 through 48:275:0231; Serial No. 48:275:0235 through 48:275:0249;

Serial No. 48:275:0252 through 48:275:0282;

Serial No. 48:275:0287 through 48:275:0297;

Serial No. 48:275:0300;

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Serial No. 48:275:0339 through 48:275:0366;

Serial No. 48:275:0371 through 48:275:0374;

Serial No. 48:275:0398;

Serial No. 48:275:0404 through 48:275:0416; and,

Serial No. 48:275:0418.

All of Oak Vista No. 4 at Suncrest AMD, according to the plat on file in the office of the Utah County Recorder as Entry Number 2002:139267:

Including Lots 335 - 340

Serial No. 48:300:0335; and,

Serial No. 48:300:0339 through 48:300:0340.

All of Oak Vista No. 4 at Suncrest Lots 232, 233 & 234 AMD, according to the plat on file in the office of the Utah County Recorder as Entry Number 2004:102946:

Including Lots 232 - 235

Serial No. 48:325:0232 through 48:325:0235

All of Oak Vista No. 4 at Suncrest Lots 337 & 338 AMD, according to the plat on file in the office of the Utah County Recorder as Entry Number 2003:111651:

Including Lots 338 and 340

Serial No. 48:306:0338; and,

Serial No. 48:306:0340.

All of <u>Oak Vista No. 5 at Suncrest</u>, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 7900412:

Including Lots 403 - 446

Parcel No. 34-09-451-013-0000;

Parcel No. 34-09-451-015-0000 through 34-09-451-026-0000;

Parcel No. 34-09-451-029-0000 through 34-09-451-034-0000;

Parcel No. 34-09-451-036-0000 through 34-09-451-047-0000;

Parcel No. 34-09-478-006-0000 through 34-09-478-009-0000;

Parcel No. 34-16-201-003-0000 through 34-16-201-005-0000;

Parcel No. 34-16-207-001-0000; and,

Parcel No. 34-16-208-001-0000 through 34-16-208-005-0000.

All of Oak Vista No. 5 at Suncrest Amending Lot 428, according to the plat on file in the office of the Salt Lake County Recorder as Entry Number 12684893:

Including Lot 428-A

Parcel No. 34-09-451-048-0000

All of Oak Vista No. 6 at Suncrest AMD, according to the plat in the office of the Utah

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County Recorder as Entry Number 2003:11782:

Including Lots 452 - 518

Serial No. 48:303:0452 through 48:303:0462;

Serial No. 48:303:0465 through 48:303:0479;

Serial No. 48:303:0481 through 48:303:0487;

Serial No. 48:303:0490 through 48:303:0496;

Serial No. 48:303:0500;

Serial No. 48:303:0503 through 48:303:0513; and,

Serial No. 48:303:0515 through 48:303:0518.

All of Oak Vista No. 7A at Suncrest, according to the plat in the office of the Salt Lake County Recorder as Entry Number 9183294:

Including Lots 1 - 20

Parcel No. 34-09-401-001-0000 through 34-09-401-026-0000

All of Oak Vista No. 8 at Suncrest, according to the plat in the office of the Utah County Recorder as Entry Number 2006:74942:

Including Lots 1 - 59

Serial No. 48:352:0001 through 48:352:0039; and,

Serial No. 48:352:0042 through 48:352:0059.

All of Oak Vista No. 9 at Suncrest Amending Lot 61 of Oak Vista No. 2 at Suncrest, according to the plat in the office of the Salt Lake County Recorder as Entry Number 7922074:

Including Lots 497 - 521

Parcel No. 34-09-479-006-0000;

Parcel No. 34-09-479-008-0000 through 34-09-479-010-0000;

Parcel No. 34-09-479-014-0000 through 34-09-479-017-0000;

Parcel No. 34-16-227-079-0000 through 34-16-227-091-0000;

Parcel No. 34-16-227-095-0000 through 34-16-227-098-0000; and,

Parcel No. 34-16-227-106-0000 through 34-16-227-109-0000.

All of <u>Stoneleigh Heights at Suncrest Phase 1 PUD</u>, according to the plat in the office of the Salt Lake County Recorder as Entry Number 9122093:

Including Lots 1 - 42

Parcel No. 34-09-426-001-0000 through 34-09-426-015-0000;

Parcel No. 34-10-301-001-0000 through 34-10-301-019-0000; and,

Parcel No. 34-10-302-001-0000 through 34-10-302-014-0000.

All of <u>Stoneleigh Heights at Suncrest Phase 2A PUD</u>, according to the plat in the office of the Salt Lake County Recorder as Entry Number 9395675:

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Including Lots 43 - 71

Parcel No. 34-10-354-001-0000 through 34-10-354-034-0000.

All of <u>Stoneleigh Heights at Suncrest No. 2A PUD</u>, according to the plat in the office of the Utah County Recorder as Entry Number 11431:

Including Lots 72 - 124

Serial No. 66:115:0072 through 66:115:0091; and,

Serial No. 66:115:0117 through 66:115:0124.

All of <u>Stoneleigh Heights at Suncrest No. 2B PUD</u>, according to the plat in the office of the Utah County Recorder as Entry Number 11393:

Including Lots 92 - 121

Serial No. 66:111:0092 through 66:111:0121.

All of <u>Stoneleigh Heights at Suncrest No. 3A PUD</u>, according to the plat in the office of the Utah County Recorder as Entry Number 12487:

Including Lots 120 - 158

Serial No. 66:234:0120 through 66:234:0128; and,

Serial No. 66:234:0157 through 66:234:0158.

All of <u>Stoneleigh Heights at Suncrest Phase 3A & 3B AMD</u>, according to the plat in the office of the Utah County Recorder as Entry Number 2012:18744:

Including Lots 129 - 184

Serial No. 66:354:0129 through 66:354:0131;

Serial No. 66:354:0134 through 66:354:0139;

Serial No. 66:354:0141 through 66:354:0155;

Serial No. 66:354:0157 through 66:354:0176; and

Serial No. 66:354:0181 through 66:354:0184.

#### All of the following parcels located in Salt Lake County:

#### Parcel Numbers:

34172000120000	34094010010000	34094790220000	34093000190000
34171000010000	34094010190000	34094790240000	34093000250000
34171000020000	34094010140000	34094790250000	34093000240000
34172000070000	34094000220000	34094790010000	34093000214002
34172000054002	34094000230000	34094790272000	34093000144001
34161040170000	34093000260000	34094790020000	34093000144002
34172000054001	34093000270000	34162270980000	34093000130000
34093000050000	34094260160000	34162270190000	34093000224001
34093000180000	34094260010000	34162270690000	34093000164001
34093000224002	34094760010000	34162040080000	34094790260000
34162010060000	34094000210000	34161040080000	34094790040000

34162010020000	34094790060000	34093510020000	34094790200000
34162020220000	34094790170000	34161010100000	34161010110000
34162260010000	34093000164002	34161010120000	34103000204001
34103000204002			

## All of the following parcels located in Utah County:

### Parcel Numbers: