

WHEN RECORDED, MAIL TO:

Hansen Ranch Homeowners Association  
206 E. Winchester Street  
Murray, Utah 84107

Tax Parcel Nos.: See Exhibit A

**NOTICE OF REINVESTMENT FEE COVENANT**

*(Hansen Ranch Subdivision, City of American Fork, Utah County, State of Utah)*

Pursuant to Utah Code Ann. §57-1-46(6) notice is hereby given that each Lot within that parcel of real property located in the City of American Fork, Utah County, State of Utah, and more particularly described on **Exhibit A** hereto (“**Property**”) is subject to a covenant obligating a future buyer or seller of any Lot within the Property to pay to the Hansen Ranch Homeowners Association (“**Association**”), upon and as a result of a transfer of a Lot within the Property, a fee that is dedicated to benefitting such Lot (“**Reinvestment Fee**”).

1. The Property is subject to that certain *Declaration of Covenants, Conditions and Restrictions for Hansen Ranch Subdivision* (“**Declaration**”), recorded with the Utah County Recorder’s office on MARCH 6, 2018, 2018, as Entry No. 21548:2018.
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in the Section 4.3.1 of the Declaration. The amount of the Reinvestment Fee will initially be \$400.00 but may be changed from time to time as provided in the Declaration.
3. Association’s address, where the Reinvestment Fee is to be paid, is:  

Hansen Ranch Homeowners Association  
206 E. Winchester Street  
Murray, Utah 84107
4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Lots 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 Association to finance the maintenance, repair and/or replacement of the Common Areas, to fund the reserve account

of the Association, to satisfy any other obligation of the Association identified in the Declaration, or for any other purpose authorized by law.

- 8. The Reinvestment Fee required to be paid to the Association pursuant to the covenant contained in the Declaration is required to benefit the Lot, the Property and the Project.

WHEREFORE, this Notice of Reinvestment Fee Covenant has been executed by an authorized representative of the Hansen Ranch Homeowners Association.

**ASSOCIATION**

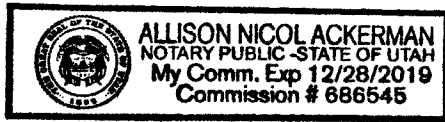
HANSEN RANCH HOMEOWNERS  
ASSOCIATION

By: *Matthew D. Idema*  
 Printed Name: Matthew D. Idema  
 Title: Director VP

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

The foregoing instrument was acknowledged before me this 5th day of March, 2018, by Matthew D. Idema as VP of the Hansen Ranch Homeowners Association.

SEAL:



*Allison Nicol Ackerman*  
 NOTARY PUBLIC

**EXHIBIT A**

**(Description of the Property and Parcel Numbers)**

Utah County Parcel Nos. 41:870:0101 through 48:870:0111

LOTS 101 THROUGH 111, INCLUSIVE, HANSEN RANCH PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Utah County Parcel Nos. 41:883:0201 through 41:883:0222

LOTS 201 THROUGH 222, INCLUSIVE, HANSEN RANCH PHASE 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Utah County Parcel No. 14:018:1060

COM N 801.8 FT & E 1297.4 FT FR W 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; N 0 DEG 5' 5" E 25.66 FT; S 89 DEG 54' 55" E 64 FT; N 89 DEG 47' 39" E 814.94 FT; N 0 DEG 12' 21" W 272.51 FT; E 5.01 FT; S 301 FT; W 883 FT TO BEG. AREA 0.574 AC.

Utah County Parcel No. 14:018:0162

COM N 801.8 FT & E 2180.39 FT FR W 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; N 301 FT; W 4.98 FT; N 0 DEG 12' 21" W 34.12 FT; N 89 DEG 38' 0" E 19.34 FT; N 0 DEG 18' 0" W 162.39 FT; N 89 DEG 49' 16" E 6.62 FT; S 497.66 FT; W 20 FT TO BEG. AREA 0.181 AC.

Utah County Parcel No. 14:018:0163

COM N 801.8 FT & E 1172.2 FT & N 321 FT & E 15.37 FT FR W 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; N 0 DEG 10' 3" W 7.8 FT; N 89 DEG 38' 0" E 987.76 FT; S 0 DEG 12' 21" E 34.12 FT; W 84.41 FT; N 20 FT; W 903.43 FT TO BEG. AREA 0.287 AC.

Utah County Parcel No. 14:018:0165

COM N 801.8 FT & E 1182.75 FT FR W 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; E 114.67 FT; S 0 DEG 5' 5" W 12.66 FT; N 89 DEG 54' 55" W 114.52 FT; N 0 DEG 34' 57" W 12.49 FT TO BEG. AREA 0.033 AC.

Utah County Parcel No. 14:018:0166

COM S 37.22 FT & E 2200.44 FT FR W 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; S 89 DEG 34' 0" E 303.17 FT; N 0 DEG 20' 47" E 230.48 FT; S 89 DEG 31' 11" E 158.17 FT; N 0 DEG 11' 32" W 370.29 FT; N 0 DEG 9' 44" W 288.53 FT; S 89 DEG 39' 19" E 6.33

FT; N 0 DEG 29' 0" E 429.85 FT; N 89 DEG 36' 0" W 11.71 FT; N 0 DEG 9' 25" W 22.27 FT; S 89 DEG 49' 48" W 458.85 FT; S 769.29 FT; N 89 DEG 47' 39" E 61.01 FT; S 0 DEG 12' 21" E 108.48 FT; ALONG A CURVE TO L (CHORD BEARS: S 44 DEG 52' 32" E 21.09 FT, RADIUS = 15 FT); S 0 DEG 27' 17" W 60 FT; N 89 DEG 32' 43" W 75.8 FT; S 384.57 FT TO BEG. AREA 13.138 AC.

Utah County Parcel No. 14:018:0167

COM N 0 DEG 24' 54" W 789.34 FT ALONG SEC. LINE & E 1188.59 FT FR W 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; S 89 DEG 54' 55" E 114.52 FT; N 0 DEG 5' 5" E 12.66 FT; E 903.03 FT; S 271.86 FT; S 89 DEG 47' 39" W 2.99 FT; N 89 DEG 53' 26" W 814.44 FT; S 0 DEG 27' 17" W 10 FT; N 89 DEG 53' 26" W 197.34 FT; N 0 DEG 34' 57" W 267.46 FT TO BEG. AREA 6.329 AC.