

When recorded return to:
3688 East Campus Drive, Ste 100
Eagle Mountain, UT 84005

ENT 23446:2023 PG 1 of 4
Andrea Allen
Utah County Recorder
2023 Apr 14 11:52 AM FEE 56.00 BY AC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

37-371-0101 thru 0114

NOTICE OF REINVESTMENT FEE COVENANT
(Deer Haven Homeowners Association)

Pursuant to Utah Code § 57-1-46(6), Declarant Belle Street Partners, LLC, on behalf of Deer Haven Homeowners 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 Declaration of Covenants, Conditions, and Restrictions for Deer Haven recorded in the office of the Utah County Recorder, 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 is required to pay a reinvestment fee, 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 **Deer Haven** that:

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

Deer Haven Homeowners Association
3688 E Campus Drive, Ste 100
Eagle Mountain, UT 84005

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 unless otherwise amended.

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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

6. 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.

[SIGNATURE ON FOLLOWING PAGE]

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 13 day of April, 2023.

DECLARANT

Belle Street Partners, LLC

a Utah limited liability company,

[Signature]

By: Scot HAZARD

Its: MANAGER

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 13 day of April, 2023, personally appeared before me Scot Hazard who by me being duly sworn, did say that she/he is an authorized representative of Belle Street Partners, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



[Signature]

Notary Public

**EXHIBIT A
LEGAL DESCRIPTION**

All of **Deer Haven Subdivision** plat according to the official plat on file in the Office of the Utah County Recorder.

Including Lots 101-114

More particularly described as:

All of the SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah, being more particularly described as follows:

Beginning at a point, said point being the Southeast Corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian; thence N89°15'15"W 1,333.64 feet along the Section line to the 1/16 Section line; thence N00°46'25"E 1,302.25 feet along the 1/16 Section line; thence S88°56'19"E 1,334.26 feet along the 1/16 Section line to a point on the Section line; thence S00°48'00"W 1,294.91 feet along the Section line to the point of beginning.

Contains: 39.77 acres+/-
14 Lots & 2 Parcels

Parcel Numbers: 37:371:0101 to 37:371:0114