

WHEN RECORDED, MAIL TO:

Spring Run Townhomes, LLC  
6770 S. 900 E., #302  
Midvale, UT 84047

ENT26461:2022 PG 1 of 4  
**Andrea Allen**  
**Utah County Recorder**  
2022 Mar 01 10:48 AM FEE 76.00 BY SA  
RECORDED FOR National Title Agency of Utah, Inc.  
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE COVENANT

*(Spring Run Townhomes – a Townhomes Community  
Located in Eagle Mountain City, Utah County, State of Utah)*

Pursuant to Utah Code Ann. §57-1-46 et seq., notice is hereby provided that each Unit that is part of the “Project” as defined in the “Declaration” (defined below) is subject to a reinvestment fee covenant requiring payment of One Thousand Dollars (\$1,000) to the “Association.” As set forth in the Declaration, the amount of the reinvestment fee may be adjusted by the Declarant during the Period of Declarant’s Control and thereafter by the Board of Directors of the Association.

1. The Declaration is that certain Declaration of Covenants, Conditions, Easements and Restrictions of Spring Run Townhomes, recorded with the Utah County Recorder’s office on January 16, 2019 as Entry No. 4390:2019
2. The Association is Spring Run Townhomes HIOA, Inc., a Utah nonprofit corporation, and the fee under the reinvestment fee covenant shall be paid to the Association and delivered to:  

James F. Allred, Board of Directors  
5151 South 900 East, #250  
Salt Lake City, Utah 84117
3. The reinvestment fee covenant is described in Article 21 of the Declaration. The reinvestment fee covenant is intended to run with the land for all phases of the Project, and bind all successors in interest and assigns.
4. The existence of the reinvestment fee covenant precludes the imposition of any additional reinvestment fee covenants on the burdened property
5. The reinvestment fee covenant shall remain in full force and effect so long as the Declaration encumbers the Project (as the term “Project” is defined in the Declaration).
6. The purpose of the reinvestment fee covenant and the fees to be paid to the Association is to enable the Association to meet its obligations and the benefit the Property (as defined in the Declaration) and to be used for any purpose allowed by law.
7. The fees required to be paid to the Association pursuant to the reinvestment fee covenant must be used by the Association to meet the Association’s obligations to establish and fund a Capital Reserve Account and to benefit the Property and to be used for any purpose allowed by law.
8. This Notice of Reinvestment Fee Covenant shall be recorded in the Utah County Recorder’s Office against the real property described in Exhibit “A” hereto and generally referred to as Spring Run Phase C Plat 2 subdivision, also attached hereto.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by Spring Run Townhomes, LLC as the “Declarant” of the Declaration and as authorized representative of the Association.

SPRING RUN TOWNHOMES, LLC

*Ralph B. Johnson*  
By: Ralph B. Johnson, Manager

STATE OF UTAH )

:ss.

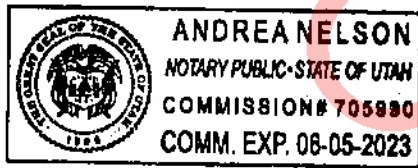
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of March, 2022 by Ralph B. Johnson, as Manager of Spring Run Townhomes, LLC.

*Andrea Nelson*

NOTARY PUBLIC

SEAL:



**This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.**

## (Legal Description of the Property)

**BOUNDARY DESCRIPTION**

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located N0°14'22"E along the Section line 1,211.35 feet and East 1,461.61 feet from the West ¼ Corner of Section 17, T5S, R1W, S.L.B.& M.; thence N00°18'21"E 118.67 feet; thence N02°52'22"E 159.76 feet; thence N07°02'44"E 231.54 feet; thence N19°32'44"E 146.17 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 518.50 feet (radius bears: N21°27'34"E) a distance of 14.23 feet through a central angle of 01°34'22" Chord: S69°19'37"E 14.23 feet; thence N19°53'12"E 77.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 441.50 feet (radius bears: N19°53'12"E) a distance of 38.88 feet through a central angle of 05°02'46" Chord: S72°38'11"E 38.87 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 16.29 feet through a central angle of 62°14'26" Chord: N73°43'13"E 15.51 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 71.00 feet a distance of 59.86 feet through a central angle of 48°18'19" Chord: N66°45'10"E 58.10 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 11.89 feet through a central angle of 45°24'33" Chord: N68°12'03"E 11.58 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 226.50 feet a distance of 30.39 feet through a central angle of 07°41'13" Chord: N49°20'23"E 30.36 feet; thence N53°10'59"E 21.93 feet; thence S36°49'01"E 53.00 feet; thence S53°10'59"W 21.93 feet; thence along the arc of a curve to the left with a radius of 173.50 feet a distance of 7.10 feet through a central angle of 02°20'35" Chord: S52°00'41"W 7.10 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 7.55 feet through a central angle of 28°49'38" Chord: S36°25'35"W 7.47 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N43°34'53"E) a distance of 11.78 feet through a central angle of 44°59'14" Chord: S68°54'44"E 11.48 feet; thence N88°35'39"E 39.39 feet; thence S01°24'21"E 77.00 feet; thence S88°35'39"W 57.24 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 11.06 feet through a central angle of 42°14'35" Chord: S67°28'21"W 10.81 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 60.00 feet a distance of 43.95 feet through a central angle of 41°58'03" Chord: S67°20'05"W 42.97 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 18.12 feet through a central angle of 69°12'26" Chord: S53°42'54"W 17.04 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 120.00 feet a distance of 3.70 feet through a central angle of 01°45'54" Chord: S19°59'38"W 3.70 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 30.00 feet a distance of 50.74 feet through a central angle of 96°54'51" Chord: S27°34'51"E 44.91 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 147.00 feet a distance of 24.85 feet through a central angle of 09°41'06" Chord: S80°52'49"E 24.82 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 94.00 feet a distance of 16.92 feet through a central angle of 10°18'46" Chord: S80°34'00"E 16.90 feet; thence S09°41'22"W 90.48 feet; thence S11°16'33"W 156.19 feet; thence S01°55'27"W 126.67 feet; thence S00°18'21"W 170.04 feet; thence N89°41'39"W 227.50 feet to the point of beginning.

Contains: 3.68 acres+/-

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO  
PLANNING AND ZONING DEPARTMENT  
1500 LA JOLLA VILLAGE DRIVE, SUITE 100  
SAN DIEGO, CALIFORNIA 92161  
PHONE: (619) 495-3000  
FAX: (619) 495-3001  
WWW.PZD.CA.GOV

**PLANNING AND ZONING DEPARTMENT**  
1500 LA JOLLA VILLAGE DRIVE, SUITE 100  
SAN DIEGO, CALIFORNIA 92161  
PHONE: (619) 495-3000  
FAX: (619) 495-3001  
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**DIVISION OF COMMUNITY DEVELOPMENT**  
PLANNING AND ZONING DEPARTMENT  
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SAN DIEGO, CALIFORNIA 92161  
PHONE: (619) 495-3000  
FAX: (619) 495-3001  
WWW.PZD.CA.GOV

**APPLICANT: PHASE C - PLATS**  
**PROJECT: SPRING RUN SUBDIVISION**  
1500 LA JOLLA VILLAGE DRIVE, SUITE 100  
SAN DIEGO, CALIFORNIA 92161  
PHONE: (619) 495-3000  
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**Boundary Survey Table**

LINE	BEARING	DISTANCE	CORNER
1	S 89° 57' 15" W	118.00	1
2	S 89° 57' 15" W	118.00	2
3	S 89° 57' 15" W	118.00	3
4	S 89° 57' 15" W	118.00	4
5	S 89° 57' 15" W	118.00	5
6	S 89° 57' 15" W	118.00	6
7	S 89° 57' 15" W	118.00	7
8	S 89° 57' 15" W	118.00	8
9	S 89° 57' 15" W	118.00	9
10	S 89° 57' 15" W	118.00	10
11	S 89° 57' 15" W	118.00	11
12	S 89° 57' 15" W	118.00	12
13	S 89° 57' 15" W	118.00	13
14	S 89° 57' 15" W	118.00	14
15	S 89° 57' 15" W	118.00	15
16	S 89° 57' 15" W	118.00	16
17	S 89° 57' 15" W	118.00	17
18	S 89° 57' 15" W	118.00	18
19	S 89° 57' 15" W	118.00	19
20	S 89° 57' 15" W	118.00	20
21	S 89° 57' 15" W	118.00	21
22	S 89° 57' 15" W	118.00	22
23	S 89° 57' 15" W	118.00	23
24	S 89° 57' 15" W	118.00	24
25	S 89° 57' 15" W	118.00	25
26	S 89° 57' 15" W	118.00	26
27	S 89° 57' 15" W	118.00	27
28	S 89° 57' 15" W	118.00	28
29	S 89° 57' 15" W	118.00	29
30	S 89° 57' 15" W	118.00	30

**LEGEND**  
...  
**NOTE**  
...  
**SITE LABELATIONS**  
...  
**REMARKS**  
...  
**DATE: 12/18/2021**



**UNITS**

UNIT NO.	AREA (SQ. FT.)	AREA (ACRES)	TYPE
1	118.00	0.0027	RES
2	118.00	0.0027	RES
3	118.00	0.0027	RES
4	118.00	0.0027	RES
5	118.00	0.0027	RES
6	118.00	0.0027	RES
7	118.00	0.0027	RES
8	118.00	0.0027	RES
9	118.00	0.0027	RES
10	118.00	0.0027	RES
11	118.00	0.0027	RES
12	118.00	0.0027	RES
13	118.00	0.0027	RES
14	118.00	0.0027	RES
15	118.00	0.0027	RES
16	118.00	0.0027	RES
17	118.00	0.0027	RES
18	118.00	0.0027	RES
19	118.00	0.0027	RES
20	118.00	0.0027	RES
21	118.00	0.0027	RES
22	118.00	0.0027	RES
23	118.00	0.0027	RES
24	118.00	0.0027	RES
25	118.00	0.0027	RES
26	118.00	0.0027	RES
27	118.00	0.0027	RES
28	118.00	0.0027	RES
29	118.00	0.0027	RES
30	118.00	0.0027	RES

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**FOCUS**  
LAND SURVEYING & ENGINEERING  
1500 LA JOLLA VILLAGE DRIVE, SUITE 100  
SAN DIEGO, CALIFORNIA 92161  
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FAX: (619) 495-3001  
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