



WHEN RECORDED RETURN TO:

Edge Gardner Point, LLC
13702 S. 200 W. #B12
Draper, UT 84020

ENT 29528:2022 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Mar 08 3:12 pm FEE 40.00 BY JR
RECORDED FOR EDGE HOMES

NOTICE OF REINVESTMENT FEE COVENANT

(Gardner Point Master Association – Phase 3)

Pursuant to Utah Code § 57-1-46(6), the Gardner Point Master 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 Master Declaration of Covenants, Conditions, and Restrictions for Gardner Point recorded with the Utah County Recorder on October 26, 2021 as Entry No. 181642:2021, 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, other than the Declarant, is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 5.16 of the Declaration, 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 the **Gardner Point** subdivision that:

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

Gardner Point Master Association
12227 Business Park Dr., Suite 200
Draper, UT 84020

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. The Association’s members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

EXHIBIT A
[Legal Description]

All of **GARDNER POINT PHASE 3 PLAT**, according to the official plat filed in the office of the Utah County Recorder.

Including Lots T-301 through T-346, Lots 347 through 362, and Lots T-363 through T-412

More particularly described as:

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 1,470.92 feet and South 593.37 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°56'46" East 883.75 feet;

thence Southwesterly 37.72 feet along the arc of a 24.00 feet radius curve to the left (center bears South 00°03'14" East and the chord bears South 44°55'07" West 33.96 feet with a central angle of 90°03'10");

thence North 89°57'48" East 88.18 feet;

thence South 00°02'16" East 435.72 feet;

thence North 89°57'40" East 208.67 feet;

thence South 00°06'48" East 227.50 feet;

thence South 89°57'40" West 1,138.12 feet;

thence North 00°06'21" West 681.04 feet;

thence Northwesterly 19.28 feet along the arc of a 30.00 feet radius curve to the left (center bears South 36°46'12" West and the chord bears North 71°38'31" West 18.95 feet with a central angle of 36°49'26") to the point of beginning.

Contains 684,284 Square Feet or 15.709 Acres