

When Recorded Return to:
Edge Homes Utah, LLC
13702 S. 200 W. #B12
Draper, UT 84020

ENT 3032:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Jan 07 02:27 PM FEE 40.00 BY MC
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE COVENANT
(Quailhill Plat Q)

Pursuant to Utah Code § 57-1-46(6), the Mt. Saratoga Master Association, Inc., a Utah non-profit corporation (the "**Association**"), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, and any additional land that is annexed into and made subject to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga, that was recorded July 10, 2018, as Entry No. 64461:2018, in the records of Utah County, 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 determined by the Association's Board of Directors in accordance with Article V, Section 5.15 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8).

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Quailhill at Mt. Saratoga** that:

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

Mt. Saratoga Master Association, Inc.
187 West Main St.
Lehi, UT 84043

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.

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) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

IN WITNESS WHEREOF, the undersigned 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 day of January 7th 2022

DECLARANT
EDGE HOMES UTAH, LLC
a Utah limited liability company

By: [Signature]

Name: Jane Maddox

Title: Manager

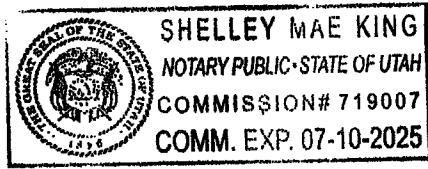
STATE OF UTAH)

) ss.

COUNTY OF Utah)

On the 7 day of January, 2022, personally appeared before me Jane Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public



**EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)**

All of **QUAILHILL AT MT. SARATOGA PLAT Q**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 113370:2021.
Including Lots 1701 through 1769

Parcel Numbers: 50:129:1701 through 50:129:1769

More particularly described as:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 324.06 FEET AND EAST 1153.62 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 507.44 FEET; THENCE N9°00'01"W 56.00 FEET; THENCE S80°59'59"W 20.50 FEET; THENCE N9°00'01"W 100.00 FEET; THENCE N80°59'59"E 966.32 FEET TO THE WESTERLY LINE OF THE UTAH POWER & LIGHT COMPANY PROPERTY AS DEFINED BY SURVEY; THENCE S5°03'00"W ALONG SAID WESTERLY LINE 263.89 FEET; THENCE S80°59'59"W 395.91 FEET; THENCE SOUTH 74.12 FEET; THENCE S0°55'19"E 47.50 FEET; THENCE S8°37'24"E 95.06 FEET; THENCE S19°32'00"E 95.06 FEET; THENCE S27°50'10"E 111.37 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 18.65 FEET WITH A RADIUS OF 742.50 FEET THROUGH A CENTRAL ANGLE OF 1°26'22" CHORD: N53°17'35"E 18.65 FEET; THENCE N52°34'24"E 321.21 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 33.67 FEET WITH A RADIUS OF 357.50 FEET THROUGH A CENTRAL ANGLE OF 5°23'49" CHORD: N55°16'19"E 33.66 FEET; THENCE S0°00'18"E 33.96 FEET TO THE CENTERLINE OF FAIRFIELD ROAD; THENCE S52°38'12"W ALONG SAID CENTERLINE 667.30 FEET; THENCE N37°21'48"W 97.05 FEET; THENCE N9°40'20"W 49.46 FEET; THENCE WEST 143.93 FEET; THENCE NORTH 6.51 FEET; THENCE WEST 150.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±11.56 ACRES