



ENT 31827:2022 PG 1 of 4
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2022 Mar 14 11:31 am FEE 40.00 BY IP
 RECORDED FOR WHITE HORSE DEVELOPERS

When Recorded Mail To:

Keystone Construction
 Attn: Grant Lefgren
 520 S.850 E, Suite A300
 Lehi, UT 84043

NOTICE OF REINVESTMENT FEE COVENANT

(Lakeshore Landing Townhomes Owners Association; Utah County, State of Utah)

Pursuant to Utah Code § 57-1-46(6) notice is hereby given that each townhome Unit within the real property located in Utah County, State of Utah, and more particularly described on **Exhibit A** hereto (the “**Property**”) is subject to a covenant obligating a future buyer of any townhome Unit within the Property to pay to the Lakeshore Landing Townhomes Owners Association, Inc. (the “**Townhome Association**”), upon and as a result of a transfer or conveyance of such Unit, a fee that is dedicated to benefitting the Lakeshore Landing project, the Townhome Association, and the Common Areas and Facilities within the townhome project (the “**Reinvestment Fee**”).

1. The Property is subject to that certain *Declaration of Covenants, Conditions and Restrictions for Lakeshore Landing Townhomes* (the “**Declaration**”), recorded with the Utah County Recorder’s office on **July 8, 2021** as Entry No. **121180:2021**.
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in Section 19.5 of the Declaration.
 - a. The initial amount of the Reinvestment Fee to be paid to the Association will be \$600.00 for the initial transfer of each Unit from the developer to a homebuyer.
 - b. Thereafter, the Reinvestment Fee will be an additional \$600.00 upon each subsequent transfer or conveyance of the Unit.
 - c. The amount of the Reinvestment Fee may be changed from time to time as provided in the Declaration.
3. The Association’s address, where the Reinvestment Fee is to be paid, is:

Lakeshore Landing Townhomes Owners Association
 Attn: Grant Lefgren
 520 S. 850 E., A-300
 Lehi, Utah 84043


4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Lots and Units 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 Townhome Project (as the term "Townhome Project" is defined in the Declaration).
- 7. The purpose of the Reinvestment Fee is to enable the Townhome Association to finance the maintenance, repair and/or replacement of the Common Areas and Facilities of the Townhome Project, to fund the reserve account of the Townhome Association, to satisfy any other obligation of the Townhome Association identified in the Declaration, or for any other purpose authorized by law.
- 8. The Reinvestment Fee required to be paid to the Townhome Association pursuant to the covenant contained in the Declaration is required to benefit the Townhome Project and to fund the maintenance and repair of the Common Areas and Facilities of the Townhome Project.

WHEREFORE, this Notice of Reinvestment Fee Covenant has been executed by an authorized representative of the Lakeshore Landing Townhomes Owners Association.

ASSOCIATION

LAKESHORE LANDING TOWNHOMES OWNERS ASSOCIATION, INC.

By: 
Date: _____

STATE OF UTAH)
 :ss.
COUNTY OF UTAH)

~~2022~~ The foregoing instrument was acknowledged before me this 3rd day of February, ~~2021~~, by Grant Lefgren as a Director of the Lakeshore Landing Townhomes Owners Association, Inc.


NOTARY PUBLIC

SEAL:

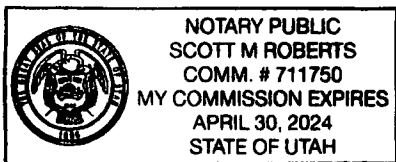


EXHIBIT A**(Description of the Property and Parcel Number(s))****Lakeshore Landing Block 1A**

BEGINNING AT A POINT WHICH IS NORTH 1691.58 FEET AND WEST 328.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE NORTH $89^{\circ}13'03''$ WEST 98.64 FEET; THENCE NORTH $00^{\circ}42'16''$ EAST 448.37 FEET; THENCE NORTH $00^{\circ}29'16''$ EAST 131.64 FEET; THENCE NORTH $89^{\circ}40'40''$ WEST 117.41 FEET; THENCE NORTH $00^{\circ}53'51''$ EAST 260.23 FEET; THENCE SOUTH $89^{\circ}23'31''$ EAST 191.55 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.55 FEET (CURVE HAVING A CENTRAL ANGLE OF $87^{\circ}21'13''$ AND A LONG CHORD BEARING $S45^{\circ}40'37''E$ 27.67 FEET); THENCE SOUTH $00^{\circ}46'02''$ WEST 16.30 FEET; THENCE SOUTH $06^{\circ}04'09''$ EAST 42.00 FEET; THENCE SOUTH $00^{\circ}46'05''$ WEST 762.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 113,433 SQUARE FEET IN AREA OR 2.60 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF $N 89^{\circ}52'20'' E$ ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.) NUMBER OF LOTS 31 NUMBER OF PARCELS 1

Lakeshore Landing Block 2C

BEGINNING AT A POINT WHICH IS NORTH 1687.51 FEET AND WEST 30.71 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE NORTH $89^{\circ}13'03''$ WEST 218.51 FEET; THENCE NORTH $00^{\circ}46'05''$ EAST 730.43 FEET; THENCE SOUTH $89^{\circ}15'29''$ EAST 98.77 FEET; THENCE SOUTH $00^{\circ}44'31''$ WEST 418.58 FEET; THENCE SOUTH $53^{\circ}26'45''$ EAST 3.91 FEET; THENCE SOUTH $00^{\circ}48'57''$ WEST 132.38 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE $90^{\circ}02'15''$ AND A LONG CHORD BEARS $S44^{\circ}16'37''E$ 29.71 FEET); THENCE SOUTH $89^{\circ}17'44''$ EAST 95.51 FEET; THENCE SOUTH $00^{\circ}47'10''$ WEST 156.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 91,513 SQUARE FEET IN AREA OR 2.10 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF $N 89^{\circ}52'20'' E$ ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.) NUMBER OF LOTS 27 NUMBER OF PARCELS 1

Lakeshore Landing Block 3E

BEGINNING AT A POINT WHICH IS NORTH 1247.17 FEET AND WEST 487.83 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE SOUTH 57°57'04" WEST 107.51 FEET; THENCE NORTH 39°27'15" WEST 70.27 FEET; THENCE SOUTH 89°16'09" EAST 67.23 FEET; THENCE NORTH 02°32'00" EAST 86.36 FEET; THENCE SOUTH 89°08'21" EAST 91.24 FEET; THENCE NORTH 01°38'03" EAST 75.62 FEET; THENCE NORTH 12°45'06" EAST 135.61 FEET; THENCE NORTH 00°51'39" EAST 156.66 FEET; THENCE SOUTH 89°13'03" EAST 98.72 FEET; THENCE SOUTH 00°46'05" WEST 164.55 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 334.84 FEET (CURVE HAVING A CENTRAL ANGLE OF 57°10'58" AND A LONG CHORD BEARING S29°21'35"W 321.11 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 49,116 SQUARE FEET IN AREA OR 1.13 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.) NUMBER OF LOTS 12 NUMBER OF PARCELS 1