

NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. § 57-1-46)

Tax IDs: 10-374-0125 through 10-374-0168 and 10-374-0173
Common Area Parcels A-M

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant ("Notice") that satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the "Reinvestment Fee Covenant") that was duly approved and recorded on November 20, 2023, as Entry No. 3551692 against the Property within the Declaration of Covenants, Conditions & Restrictions for Trailside West PRUD, a Master Planned Community ("Declaration").

BE IT KNOWN TO ALL SELLERS, BUYERS, AND TITLE COMPANIES that:

1. The name and address of the beneficiary under the above referenced Reinvestment Fee Covenant is Trailside West PRUD Master Association, Inc., c/o Destination Construction, LLC, 9350 S 150 E, Suite 900, Sandy, Utah 84070. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce, Division of Corporations.

2. The burden of the above referenced Reinvestment Fee Covenant is intended to run with the Property, described in **Exhibit "A"**, and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such Reinvestment Fee Covenant, as provided in the Association's governing documents.

3. The Master Association, which is intended as a large master planned development, shall have power to levy a one-time reinvestment fee. With the exception of those Lots conveyed by Declarant or Declarant Related Entities, which shall be exempt from the Reinvestment Fee, the Master Association may levy a one-time reinvestment fee when a change in ownership of a Lot occurs in the amount of one-half of one percent (.005) of the sale price of the Lot. The Master Association may determine the portion of the Reinvestment Fee that may be paid to Neighborhood Associations. The Declarant and Declarant Related Entities are exempt from the Reinvestment Fee.

DATED: June 14 2024.

TRAILSIDE WEST PRUD MASTER ASSOCIATION, INC.



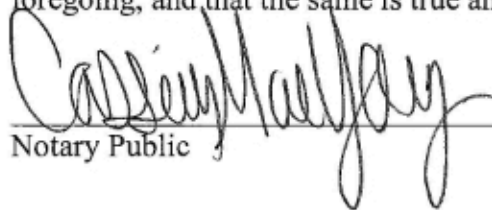
Burt R. Willie
Attorney and Authorized Agent for
Trailside West PRUD Master Association, Inc.

STATE OF UTAH)

: ss

COUNTY OF WEBER)

Burt R. Willie, being first duly sworn, says that he is the attorney and authorized agent for Trailside West PRUD Master Association, Inc. is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.


Notary Public

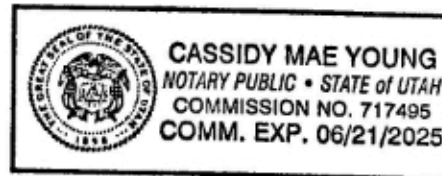


EXHIBIT "A"

Trailside West Townhomes HOA Descriptions

Townhomes Phase 1

Tax IDs: 10-374-0125 through 10-374-0168 and 10-374-0173

Common Area Parcels A-M

Townhomes Phase 2

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 601.20 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 922.71 feet from the South Quarter corner of Section 18 and running thence:

South 55°18'00" West 186.28 feet;
thence North 34°42'00" West 92.00 feet;
thence North 20°50'14" West 13.39 feet;
thence North 34°42'00" West 82.72 feet;
thence South 55°18'00" West 76.95 feet;
thence North 34°42'00" West 59.78 feet;
thence South 55°18'00" West 13.00 feet;
thence North 34°42'00" West 333.25 feet;
thence North 55°18'00" East 13.00 feet;
thence North 34°42'00" West 61.25 feet;
thence South 55°18'00" West 13.00 feet;
thence North 34°42'00" West 136.00 feet;
thence North 55°18'00" East 37.86 feet;
thence North 34°42'00" West 171.00 feet;
thence North 55°18'00" East 13.00 feet;

thence North 34°42'00" West 40.00 feet;

thence North 79°20'37" East 10.14 feet;

thence northeasterly 96.10 feet along the arc of a 229.00-foot radius tangent curve to the left (center bears North 10°39'23" West and the long chord bears North 67°19'18" East 95.39 feet with a central angle of 24°02'37");

thence North 55°18'00" East 110.35 feet;

thence easterly 18.47 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 34°42'00" East and the long chord bears South 89°25'11" East 17.33 feet with a central angle of 70°33'37");

thence southeasterly 74.98 feet along the arc of a 221.00-foot radius curve to the right (center bears South 35°51'37" West and the long chord bears South 44°25'11" East 74.62 feet with a central angle of 19°26'23")

thence South 34°42'00" East 792.42 feet;

thence southeasterly 68.82 feet along the arc of a 221.00-foot radius tangent curve to the right (center bears South 55°18'00" West and the long chord bears South 25°46'46" East 68.54 feet with a central angle of 17°50'27");

thence South 16°51'33" East 22.38 feet to the Point of Beginning.

Contains: 254,715 square feet or 5.847 acres.

Townhomes Phase 3

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 1309.73 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 1678.69 feet from the South Quarter corner of Section 18 and running thence:

North 34°42'00" West 203.28 feet;

thence North 55°18'00" East 22.70 feet;

thence Easterly 10.00 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 34°42'00" East and the long chord bears North 74°24'24" East 9.82 feet with a central angle of 38°12'48");

thence northeasterly 81.50 feet along the arc of a 55.00-foot radius curve to the left (center bears North 03°30'48" East and the long chord bears North 51°03'53" East 74.24 feet with a central angle of 84°53'49");

thence South 34°42'00" East 207.01 feet;

thence South 55°18'00" West 70.69 feet;

thence southwesterly 22.39 feet along the arc of a 171.00-foot radius tangent curve to the right (center bears North 34°42'00" West and the long chord bears South 59°03'03" West 22.37 feet with a central angle of 07°30'06");

thence South 55°18'00" West 13.00 feet to the Point of Beginning.

Contains: 20,897 square feet or 0.480 acres.

Townhomes Phase 4

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 1541.35 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 1854.66 feet from the South Quarter corner of Section 18 and running thence:

North 34°42'00" West 114.00 feet;

thence northwesterly 51.10 feet along the arc of a 279.00-foot radius non-tangent curve to the left (center bears South 54°53'53" West and the long chord bears North 40°20'58" West 51.03 feet with a central angle of 10°29'42");

thence North 45°35'22" West 194.65 feet;

thence North 44°24'38" East 154.00 feet;

thence South 45°35'22" East 214.85 feet;

thence southeasterly 42.00 feet along the arc of a 221.00-foot radius tangent curve to the right (center bears South 44°24'38" West and the long chord bears South 40°08'41" East 41.94 feet with a central angle of 10°53'22");

thence South 34°42'00" East 132.28 feet;

thence southerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 55°18'00" West and the long chord bears South 10°18'00" West 21.21 feet with a central angle of 90°00'00");

thence South 55°18'00" West 124.00 feet;

thence westerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 34°42'00" West and the long chord bears North 79°42'00" West 21.21 feet with a central angle of 90°00'00") to the Point of Beginning.

Contains: 59,908 square feet or 1.375 acres.

Townhomes Phase 5

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 2170.56 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 2638.05 feet from the South Quarter corner of Section 18 and running thence:

North 89°44'10" East 216.67 feet;

thence South 00°15'49" East 30.17 feet;

thence South 34°32'22" East 216.61 feet;

thence South 44°24'38" West 21.34 feet;

thence South 45°43'18" East 90.07 feet;

thence southerly 23.26 feet along the arc of a 55.00-foot radius non-tangent curve to the left (center bears South 60°05'18" East and the long chord bears South 17°47'45" West 23.09 feet with a central angle of 24°13'55");

thence southwesterly 10.14 feet along the arc of a 15.00-foot radius curve to the right (center bears North 84°19'13" West and the long chord bears South 25°02'42" West 9.95 feet with a central angle of 38°43'51")

thence South 44°24'38" West 113.57 feet;

thence westerly 23.86 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 45°35'22" West and the long chord bears South 89°58'42" West 21.42 feet with a central angle of 91°08'09");

thence northwesterly 29.59 feet along the arc of a 171.00-foot radius curve to the right (center bears North 45°32'47" East and the long chord bears North 39°29'47" West 29.55 feet with a central angle of 09°54'52")

thence North 34°32'21" West 366.15 feet;

thence northwesterly 43.33 feet along the arc of a 229.00-foot radius tangent curve to the left (center bears South 55°27'39" West and the long chord bears North 39°57'35" West 43.27 feet with a central angle of 10°50'29");

thence northwesterly 47.17 feet along the arc of a 70.50-foot radius non-tangent curve to the right (center bears North 41°17'10" East and the long chord bears North 29°32'43" West 46.30 feet with a central angle of 38°20'13") to the Point of Beginning.

Contains: 68,723 square feet or 1.578 acres

Trailside West Commercial HOA Description

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 289.30 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 42.00 feet from the South Quarter corner of Section 18 and running thence:

South 89°50'40" West 78.77 feet;

thence northwesterly 37.51 feet along the arc of a 25.50-foot radius tangent curve to the right (center bears North 00°09'20" West and the long chord bears North 48°00'41" West 34.22 feet with a central angle of 84°17'17");

thence North 07°28'05" West 224.95 feet;

thence North 82°30'30" East 134.29 feet;

thence South 00°03'50" East 263.23 feet to the Point of Beginning.

Contains: 29,875 square feet or 0.686 acres.

Trailside West Condo HOA Description

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 422.08 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 288.08 feet from the South Quarter corner of Section 18 and running thence:

North 07°29'30" West 400.06 feet;

thence northerly 45.61 feet along the arc of a 279.00-foot radius tangent curve to the left (center bears South 82°30'30" West and the long chord bears North 12°10'31" West 45.56 feet with a central angle of 09°22'03");

thence North 16°51'33" West 241.58 feet;

thence northwesterly 86.88 feet along the arc of a 279.00-foot radius tangent curve to the left (center bears South 73°08'27" West and the long chord bears North 25°46'46" West 86.53 feet with a central angle of 17°50'27");

thence North 34°42'00" West 383.98 feet;

thence North 55°18'04" East 106.39 feet;

thence South 00°03'50" East 40.70 feet;

thence South 49°35'00" East 134.00 feet;

thence South 48°34'45" East 441.28 feet;

thence South 00°03'50" East 689.53 feet;

thence South 82°30'30" West 134.29 feet to the Point of Beginning.

Contains: 204,774 square feet or 4.701 acres.

Trailside West Single Family HOA Descriptions

Single Family 1

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 747.82 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 601.95 feet from the South Quarter corner of Section 18 and running thence:

North 34°42'00" West 143.17 feet;

thence northwesterly 117.75 feet along the arc of a 229.00-foot radius tangent curve to the left (center bears South 55°18'00" West and the long chord bears North 49°25'52" West 116.46 feet with a central angle of 29°27'44");

thence northwesterly 87.93 feet along the arc of a 171.00-foot radius curve to the right (center bears North 25°50'16" East and the long chord bears North 49°25'52" West 86.96 feet with a central angle of 29°27'44")

thence North 34°42'00" West 681.80 feet;

thence northwesterly 71.76 feet along the arc of a 171.00-foot radius tangent curve to the right (center bears North 55°18'00" East and the long chord bears North 22°40'42" West 71.23 feet with a central angle of 24°02'37");

thence North 10°39'23" West 104.67 feet;

thence northeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 79°20'37" East and the long chord bears North 34°20'37" East 21.21 feet with a central angle of 90°00'00");

thence North 79°20'37" East 60.14 feet;

thence South 34°42'00" East 40.00 feet;

thence South 55°18'00" West 13.00 feet;

thence South 34°42'00" East 171.00 feet;

thence South 55°18'00" West 37.86 feet;

thence South 34°42'00" East 136.00 feet;

thence North 55°18'00" East 13.00 feet;

thence South 34°42'00" East 61.25 feet;
thence South 55°18'00" West 13.00 feet;
thence South 34°42'00" East 333.25 feet;
thence North 55°18'00" East 13.00 feet;
thence South 34°42'00" East 59.78 feet;
thence North 55°18'00" East 76.95 feet;
thence South 34°42'00" East 82.72 feet;
thence South 20°50'14" East 13.39 feet;
thence South 34°42'00" East 92.00 feet;
thence North 55°18'00" East 186.28 feet;
thence South 16°51'32" East 206.44 feet;
thence South 73°08'27" West 42.72 feet;

thence southwesterly 15.26 feet along the arc of a 49.00-foot radius tangent curve to the left (center bears South 16°51'33" East and the long chord bears South 64°13'14" West 15.20 feet with a central angle of 17°50'27");

thence South 55°18'00" West 183.72 feet to the Point of Beginning.

Contains: 151,984 square feet or 3.489 acres.

Single Family 2

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 1312.86 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 1683.23 feet from the South Quarter corner of Section 18 and running thence:

South 55°18'00" West 13.00 feet;

thence westerly 22.77 feet along the arc of a 171.00-foot radius non-tangent curve to the right (center bears North 18°17'04" West and the long chord bears South 75°31'46" West 22.75 feet with a central angle of 07°37'41");

thence South 79°20'37" West 71.13 feet;

thence northwesterly 22.42 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 10°39'23" West and the long chord bears North 57°50'02" West 20.39 feet with a central angle of 85°38'43");

thence northwesterly 95.87 feet along the arc of a 279.00-foot radius curve to the left (center bears South 74°59'20" West and the long chord bears North 24°51'20" West 95.40 feet with a central angle of 19°41'20")

thence North 34°42'00" West 33.17 feet;

thence northerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 55°18'00" East and the long chord bears North 10°18'00" East 21.21 feet with a central angle of 90°00'00");

thence North 55°18'00" East 76.00 feet;

thence South 34°42'00" East 197.77 feet to the Point of Beginning.

Contains: 17,516 square feet or 0.402 acres.

Single Family 3

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 1777.60 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 2124.13 feet from the South Quarter corner of Section 18 and running thence:

North 45°35'22" West 76.00 feet;

thence northerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 44°24'38" East and the long chord bears North 00°35'22" West 21.21 feet with a central angle of 90°00'00");

thence North 44°24'38" East 124.00 feet;

thence easterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 45°35'22" East and the long chord bears North 89°24'38" East 21.21 feet with a central angle of 90°00'00");

thence South 45°35'22" East 76.00 feet;

thence South 44°24'38" West 154.00 feet to the Point of Beginning.

Contains: 13,917 square feet or 0.320 acres.

Trailside West Apartment HOA Description

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 807.24 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 1355.12 feet from the South Quarter corner of Section 18 and running thence:

North 34°42'00" West 408.44 feet;

thence northwesterly 132.69 feet along the arc of a 279.00-foot radius tangent curve to the left (center bears South 55°18'00" West and the long chord bears North 48°19'28" West 131.44 feet with a central angle of 27°14'56");

thence southwesterly 98.17 feet along the arc of a 55.00-foot radius curve to the left (center bears South 28°03'04" West and the long chord bears South 66°55'00" West 85.65 feet with a central angle of 102°16'08");

thence southwesterly 10.35 feet along the arc of a 15.00-foot radius curve to the right (center bears North 74°13'04" West and the long chord bears South 35°32'28" West 10.14 feet with a central angle of 39°31'04");

thence North 34°42'00" West 207.01 feet;

thence northerly 41.58 feet along the arc of a 55.00-foot radius non-tangent curve to the left (center bears North 81°23'02" West and the long chord bears North 13°02'31" West 40.60 feet with a central angle of 43°18'58");

thence North 34°42'00" West 165.28 feet;

thence northwesterly 53.03 feet along the arc of a 279.00-foot radius tangent curve to the left (center bears South 55°18'00" West and the long chord bears North 40°08'41" West 52.95 feet with a central angle of 10°53'22");

thence North 45°35'22" West 280.45 feet;

thence northwesterly 10.14 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 44°24'38" East and the long chord bears North 26°13'27" West 9.95 feet with a central angle of 38°43'51");

thence westerly 137.49 feet along the arc of a 55.00-foot radius curve to the left (center bears South 83°08'29" West and the long chord bears North 78°28'24" West 104.39 feet with a central angle of 143°13'46");

thence North 45°43'18" West 90.07 feet;

thence North 44°24'38" East 21.34 feet;

thence North 34°32'22" West 216.61 feet;

thence North 00°15'49" West 30.17 feet to the East-West Quarter Section line;

thence North 89°44'10" East 217.12 feet along said Quarter Section Line to a point on the railroad right-of-way;

thence along said railroad right-of-way the following two (2) courses and distances

1. southeasterly 596.01 feet along the arc of a 5779.60-foot radius non-tangent curve to the left (center bears North 46°24'31" East and the long chord bears South 46°32'45" East 595.75 feet with a central angle of 05°54'31")

2. South 49°31'00" East 772.64 feet

thence South 00°03'50" East 309.30 feet;

thence South 55°18'04" West 106.39 feet to the Point of Beginning.

Contains: 368,192 square feet or 8.453 acres.