

WHEN RECORDED, MAIL TO:

Jovid Mark, LLC  
7026 South 900 East  
Midvale, Utah 84047

**NOTICE OF REINVESTMENT FEE COVENANT**

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 reinvestment fee covenant requiring payment of a fee in an amount equal to 0.5% of the gross sales price of the Unit in connection with certain transfers of such Unit. As set forth in the Declaration, the amount of the reinvestment fee may be modified from time to time by written resolution of the Board. All capitalized terms not otherwise defined herein shall have the meanings set forth in the Declaration.

1. The Declaration is that certain Master Declaration of Covenants, Conditions, Easements and Restrictions for Jovid Mark Condos also known as Black Rock Mountain Resort, recorded with the Wasatch County Recorder's Office on November 12, 2020, as Entry No. 488439, Book No. 1323, Pages 1204-1306.
2. The Association is Black Rock Mountain Resort Master Association, and the fee under the reinvestment fee covenant shall be paid to the Association and delivered to:

Black Rock Mountain Resort Master Association  
7026 South 900 East  
Midvale, Utah 84047

3. The reinvestment fee covenant is described in Section 7.5 of the Declaration. The reinvestment fee covenant is intended to run with the land 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.
6. The purpose of the reinvestment fee covenant and the fees to be paid to the Association is to strengthen the finances of the Association and its reserve account so that it has funds sufficient to maintain, repair and/or replace the Common Elements of the Project.
7. The fees required to be paid to the Association pursuant to the reinvestment fee covenant must be used by the Association to maintain, repair and/or replace the Common Elements of the Project for the benefit of all of the Units encumbered by the Declaration.

8. This Notice of Reinvestment Fee Covenant shall be recorded in the Wasatch County Recorder's Office against the real property described in Exhibit A attached hereto.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by Jovid Mark, LLC and Jovid Mark Residences, LLC, together as Declarant of the Declaration and as authorized representative of the Association.

DECLARANT:

JOVID MARK, LLC

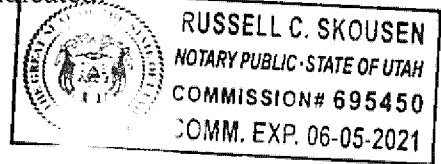
By: [Signature]  
Name: Richard T. Wolper, its Manager

STATE OF UTAH )

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 9th day of February 2021 by Richard T. Wolper, Manager of Jovid Mark, LLC in the capacity indicated.

[Signature]  
Notary Signature



JOVID MARK RESIDENCES, LLC

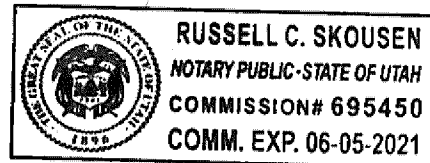
By: [Signature]  
Name: Richard T. Wolper, its Manager

STATE OF UTAH )

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 9th day of February 2021 by February 2021, Manager of Jovid Mark Residences, LLC in the capacity indicated.

[Signature]  
Notary Signature



**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

**Parcel A:**

All of that certain real property situated in County of Wasatch, State of Utah designated as Parcel A, as shown on the plat for the Jovid Mark Subdivision, recorded on September 19, 2017 and filed as Entry No. 442839, in Book 1201, beginning at Page 1247, according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

Parcel A Tax Parcel No.

00-0021-2658

Area 7.46 acres

**Parcel 2:**

Units 253, 254, 255, 352, 353, 452, 453, 454, 455, 456, 457, 458, 551, 552 and 553, Jovid Mark Subdivision A Condo Plat Amending Parcels 2, 3 and 4 (1st amendment) (Phase 1), according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

Together with the Common Area as shown on the official plat recorded April 9, 2019 as Entry No. 462319 in Book 1248 at Page 1434 of Official Records.

Parcel 2 Tax Parcel Nos.

00-0021-4090

00-0021-4091

00-0021-4092

00-0021-4093

00-0021-4094

00-0021-4095

00-0021-4096

00-0021-4097

00-0021-4098

00-0021-4099

00-0021-4100

00-0021-4101

00-0021-4102

00-0021-4103

00-0021-4104

**Parcels 3 and 5:**

Units 205, 206, 207, 208, 209, 211, 251, 252, 305, 306, 307, 308, 309, 310, 311, 312, 405, 406, 407, 408, 409, 410, 411, 412, 505, 506, 507, 508, 509, 510, 511, 512, 605, 606, 607, 608, 609, 610, 611 and 612, Jovid Mark Subdivision A Condo Plat Amending Parcels 3 and 5 (2nd amendment) (Phase 2), according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

Together with the Common Area as shown on the official plat recorded April 10, 2019 as Entry No. 462341 in Book 1248 at Page 1662 of Official Records.

Parcels 3 and 5 Tax Parcel Nos.

- 00-0021-4105
- 00-0021-4106
- 00-0021-4107
- 00-0021-4108
- 00-0021-4109
- 00-0021-4110
- 00-0021-4111
- 00-0021-4112
- 00-0021-4113
- 00-0021-4114
- 00-0021-4115
- 00-0021-4116
- 00-0021-4117
- 00-0021-4118
- 00-0021-4119
- 00-0021-4120
- 00-0021-4121
- 00-0021-4122
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- 00-0021-4143
- 00-0021-4144

**Parcels 4 and 7:**

Units 256, 313, 315, 317, 319, 354, 355, 356, 357, 413, 414, 415, 416, 417, 418, 419, 420, 513, 514, 515, 516, 517, 518, 519, 520, 613, 614, 615, 616, 617, 618, 619 and 620, Jovid Mark Subdivision A Condo Plat Amending Parcels 4 and 7 (3rd amendment) (Phase 3), according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

Together with the Common Area as shown on the official plat recorded April 10, 2019 as Entry No. 462344 in Book 1248 at Page 1768 of Official Records.

**Parcels 4 and 7 Tax Parcel Nos.:**

- 00-0021-4145
- 00-0021-4146
- 00-0021-4147
- 00-0021-4148
- 00-0021-4149
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909 West Peace Tree Trail, Heber City, Utah 84032