

WHEN RECORDED RETURN TO:

LGI Homes – Utah, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

ENT 50779:2023 PG 1 of 4
Andrea Allen
Utah County Recorder
2023 Aug 03 04:23 PM FEE 452.00 BY AC
RECORDED FOR Snell & Wilmer LLP
ELECTRONICALLY RECORDED

Space above for County Recorder's Use

**NOTICE OF REINVESTMENT FEE COVENANT
(Oquirrh Mountain Ranch)**

Pursuant to Utah Code Ann. 57-1-46 *et seq.*, this NOTICE OF REINVESTMENT FEE COVENANT (Oquirrh Mountain Ranch) is hereby given for that certain real property located in Utah County, Utah (the "Property") and more particularly described on Exhibit A attached hereto and incorporated herein, with respect to the following:

1. Pursuant to that certain Declaration of Covenants, Conditions, and Restrictions for Oquirrh Mountain Ranch (the "Declaration") dated November 29, 2022, and recorded on January 11, 2023, as Entry No. 1841:2023 in the Utah County Recorder's Office, as amended and supplemented from time to time, as evidenced in the official records of Utah County, Oquirrh Mountain Ranch Owners Association, a Utah non-profit corporation (the "Association") imposes a reinvestment fee (the "Reinvestment Fee") upon certain transfers of portions of the Property.

2. The Reinvestment Fee is payable to the Association at the closing of the transfer of the title of the affected portion of the Property.

3. The Reinvestment Fee shall be paid to the Association, at the following address:

Oquirrh Mountain Ranch Owners Association
c/o LGI Homes – Utah, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

4. The Association's authorized representative is Adam Archer.

5. The Reinvestment Fee runs with the land and binds all successors in interest and assigns of the Property.

6. Unless terminated pursuant to the Declaration, the duration of the Reinvestment Fee is perpetual.

7. Pursuant to the Declaration, the Reinvestment Fee shall be used for purposes consistent with benefitting the Property, including payment for community planning, facilities and infrastructure; obligations arising from an environmental covenant, community programming, open space, recreation amenities, charitable purposes, and Association expenses.

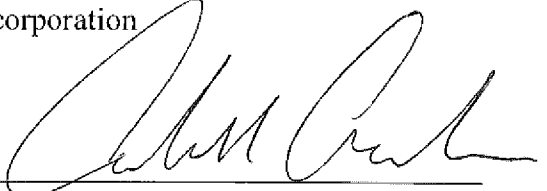
8. The Reinvestment Fees paid under the Declaration are required to benefit the Property.

9. The Reinvestment Fee is the only reinvestment fee covenant to burden the Property, and no additional reinvestment fee covenant of any type or kind may be imposed on the Property.

[Signature on Following Page]

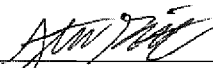
IN WITNESS WHEREOF, Adam Archer, as the authorized representative for the Oquirrh Mountain Ranch Owners Association, has executed this Notice of Reinvestment Fee (Oquirrh Mountain Ranch) as of August 03, 2023.

OQUIRRH MOUNTAIN RANCH OWNERS ASSOCIATION, a Utah non-profit corporation

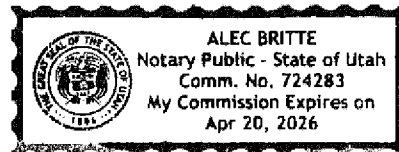
By: 
Name: Adam Archer
Title: President

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ___ day of _____, 202_ by Adam Archer, the President of OQUIRRH MOUNTAIN RANCH OWNERS ASSOCIATION, a Utah non-profit corporation.


NOTARY PUBLIC
Residing at: 201 S MAIN ST, SLC, UT, 84111

My Commission Expires:
04/20/2026



**EXHIBIT A
TO
NOTICE OF REINVESTMENT FEE COVENANT**

The Property referred to in this Notice of Reinvestment Fee Covenant is located in Utah County, State of Utah and is more particularly described as follows:

Lots 1 through 98 and Parcels A, B, C, and D, Oquirrh Mountain Ranch Phase B-1 Subdivision, according to the official plat thereof recorded on November 10, 2022 Entry No. 117112:2022 in the official records of the Utah County Recorder's Office.

AND

Lots 99 through 206 and Parcels A, B, C, D and E, Oquirrh Mountain Ranch Phase B-2 Subdivision, described as follows:

A part of the SE 1/4 of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point on Lot 502, OQUIRRH MOUNTAIN RANCH PHASE A, according to the Official Plat thereof recorded October 28, 2019 in the Office of the Utah County Recorder as Entry No. 111320:2019, located S89°36'45"E 1,350.24 feet along the 1/4 Section line and North 255.01 from the South 1/4 Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 230.00 feet (radius bears: N61°38'46"E) a distance of 65.21 feet through a central angle of 16°14'40" Chord: S36°28'33"E 64.99 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 24.76 feet through a central angle of 94°33'39" Chord: S02°40'56"W 22.04 feet; thence S60°37'03"E 55.46 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S46°22'43"E) a distance of 18.83 feet through a central angle of 71°54'57" Chord: N79°34'45"E 17.62 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 230.00 feet a distance of 38.49 feet through a central angle of 09°36'15" Chord: S69°15'24"E 38.44 feet; thence S16°43'07"W 149.35 feet; thence N89°36'45"W 1,448.98 feet; thence N00°50'11"E 2,375.87 feet; thence S89°31'11"E 771.87 feet; thence S14°44'03"W 57.19 feet; thence S00°41'48"W 40.43 feet; thence S20°46'01"E 58.76 feet; thence S18°22'39"E 24.50 feet; thence S16°49'23"E 24.50 feet; thence S15°36'22"E 24.50 feet; thence S14°01'02"E 24.50 feet; thence S12°37'50"E 26.95 feet; thence S10°59'40"E 26.95 feet; thence S09°27'18"E 26.95 feet; thence S07°48'01"E 26.95 feet; thence S06°31'58"E 22.05 feet; thence S05°08'02"E 22.05 feet; thence S03°49'34"E 22.05 feet; thence S02°33'51"E 22.05 feet; thence S01°14'20"E 24.50 feet; thence S00°07'15"W 24.51 feet; thence S01°34'27"W 24.50 feet; thence S03°08'48"W 24.50 feet; thence S04°16'20"W 22.07 feet; thence S06°07'15"W 131.83 feet; thence S05°29'56"W 49.04 feet; thence S02°53'50"W 31.69 feet; thence S00°34'48"W 31.69 feet; thence S01°44'14"E 31.70 feet; thence S03°57'03"E 31.68 feet; thence S06°09'49"E 28.81 feet; thence S08°15'38"E 28.80 feet; thence S10°17'28"E 28.80 feet; thence S12°23'18"E 28.81 feet; thence S14°21'34"E 25.93 feet; thence S16°13'36"E 25.92 feet; thence S18°05'38"E 25.93 feet; thence S19°58'22"E 25.92 feet; thence S21°55'19"E 28.80 feet; thence S24°00'26"E 28.81 feet; thence S26°11'10"E 31.69 feet; thence S28°28'06"E 31.69 feet; thence S30°38'51"E 28.82 feet; thence S32°46'04"E 28.82 feet; thence S34°51'41"E 31.68 feet; thence S37°15'45"E 31.68 feet; thence S39°10'43"E 25.92 feet; thence S41°10'43"E 25.93 feet; thence S42°55'19"E 25.92 feet; thence S44°51'36"E 25.93 feet; thence S46°56'06"E 31.69 feet; thence S49°17'30"E 31.69 feet; thence S51°18'52"E 28.81 feet; thence S53°28'15"E 28.81 feet; thence S55°40'39"E 31.69 feet; thence S57°54'15"E 31.69 feet; thence S60°06'38"E 28.80 feet; thence S62°11'08"E 28.81 feet; thence S74°25'09"E 52.97 feet; thence S74°16'53"E 66.38 feet; thence S15°43'07"W 26.55 feet; thence N74°16'53"W 100.00 feet; thence S15°43'07"W 259.85 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 3,779.84 feet (radius bears: N85°50'21"W) a distance of 102.58 feet through a central angle of 01°33'18" Chord: S04°56'18"W 102.58 feet; thence S00°23'16"W 131.50 feet; thence S89°36'44"E 43.22 feet; thence S00°23'16"W 103.49 feet; thence S89°36'44"E 97.39 feet to the point of beginning.