

ENT 51193:2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jul 31 02:54 PM FEE 80.00 BY LH
RECORDED FOR TOLL BROTHERS

WHEN RECORDED RETURN TO:
Wildflower Master Homeowners Association, Inc.
14034 South 145 East, Suite 204
Draper, UT 84020

Affects Parcel Nos.: See Exhibit A

**NOTICE OF REINVESTMENT FEE COVENANT
(Wildflower Village 4 Plat K-1a)**

Pursuant to Utah Code Ann. 57-1-46 *et seq*, this NOTICE OF REINVESTMENT FEE COVENANT (Wildflower, Village 4 Plat K-1a) 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 Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Wildflower, dated September 8, 2022, and recorded on that same date, as Entry No. 98539:2022 in the Utah County Recorder's Office (as amended and supplemented from time to time as evidenced in the official records of Utah County, the "Declaration"), Wildflower Master Homeowners Association, Inc., a Utah non-profit corporation (the "Association") imposes a reinvestment fee (the "Reinvestment Fee") upon certain Transfers (as defined in the Declaration) of Lots (as defined in the Declaration) within the Property.

2. The Reinvestment Fee is payable to the Association by the purchaser of a Lot upon the closing of the Transfer of such Lot.

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

Wildflower Master Homeowners Association, Inc.
14034 South 145 East, Suite 204
Draper, Utah 84020

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

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

6. The Reinvestment Fee shall be used 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.

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

8. 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 and Acknowledgment on Following Page]

IN WITNESS WHEREOF, [Nathan Shipp] as the authorized representative for the Wildflower Master Homeowners Association, Inc., has executed this Notice of Reinvestment Fee (Wildflower, Village 4 Plat K-1a) as of July 30, 2024.

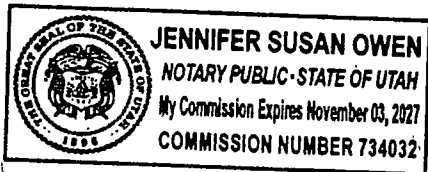
ASSOCIATION:

WILDFLOWER MASTER HOMEOWNERS ASSOCIATION, INC., a Utah non-profit corporation

By: _____
Name: Nathan Shipp
Title: Manager

STATE OF Utah)
COUNTY OF Salt Lake : ss.)

The foregoing instrument was acknowledged before me this 30th day of July, 2024 by Nathan Shipp, the Manager of WILDFLOWER MASTER HOMEOWNERS ASSOCIATION, INC., a Utah non-profit corporation.



Jennifer Susan Owen
NOTARY PUBLIC

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

That certain real property located in Utah County, Utah, and more particularly described as follows:

Lots 2043 through 2072, inclusive, of WILDFLOWER VILLAGE 4 PLAT K-1a, according to the official plat thereof, recorded in the office of the Utah County Recorder on June 19, 2024, as Entry No. 40392:2024.

Parcel Nos. 69:035:2043 through 69:035:2072