



ENT 51443:2020 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Apr 20 3:55 pm FEE 168.00 BY MA  
RECORDED FOR SARATOGA SPRINGS CITY

WHEN RECORDED RETURN TO:

Edge Homes Utah, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

---

**NOTICE OF REINVESTMENT FEE COVENANT**

(Quailhill Multifamily Owners Association – Plat F-3)

---

Pursuant to Utah Code § 57-1-46(6), the Quailhill Multifamily Owners Association (“**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, which is subject to the Declaration of Covenants, Conditions, and Restrictions for the Quailhill Multifamily Association recorded with the Utah County Recorder on December 12, 2019 as Entry No. 131503:2019, and any amendments or supplements thereto (the “**Declaration**”).

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 5.15 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the **Quailhill Multifamily Owners Association** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Quailhill Multifamily Owners Association  
13702 S. 200 W. #B12  
Draper, UT 84020

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual. The Association’s members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

5. The purpose of the Reinvestment Fee is 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.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

**IN WITNESS WHEREOF**, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Utah County Recorder.

DATED this 29 day of January, 2020.

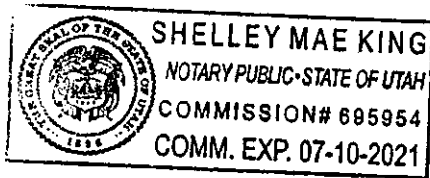
**DECLARANT**  
**EDGE HOMES UTAH, LLC**  
a Utah limited liability company,

By: Steve Maddox  
Its: Manager

STATE OF UTAH            )  
                                  ) ss.  
COUNTY OF Utah        )

On the 29 day of January, 2020, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King  
Notary Public



**EXHIBIT A**  
[Legal Description]

All of **Quailhill at Mt. Saratoga Plat F-3 Building M Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1957.53 FEET AND WEST 1039.23 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S87°42'22"W 142.00 FEET; THENCE N85°32'48"W 13.71 FEET; THENCE NORTH 91.13 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N2°35'57"E) 139.65 FEET THROUGH A CENTRAL ANGLE OF 5°15'50" (CHORD: N84°46'08"W 139.60 FEET); THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 31.29 FEET THROUGH A CENTRAL ANGLE OF 94°21'14" (CHORD: S50°41'10"W 27.87 FEET); THENCE S3°30'33"W 86.18 FEET; THENCE N83°43'55"W 40.05 FEET; THENCE N86°35'09"W 18.50 FEET; THENCE N3°30'33"E 31.04 FEET; THENCE S86°29'27"E 18.50 FEET; THENCE N3°30'33"E 60.78 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 27.87 FEET THROUGH A CENTRAL ANGLE OF 84°02'13" (CHORD: N38°30'33"W 25.44 FEET); THENCE N80°31'39"W 160.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 27.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S29°06'01"E) 29.23 FEET THROUGH A CENTRAL ANGLE OF 60°53'59" (CHORD: S30°27'00"W 27.87 FEET); SOUTH 74.90 FEET; THENCE WEST 28.53 FEET; THENCE N0°00'38"E 362.38 FEET; THENCE N28°05'24"E 30.00 FEET; THENCE S61°54'36"E 84.57 FEET; THENCE S81°16'07"E 424.42 FEET; THENCE SOUTH 111.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°47'44"W) 29.94 FEET THROUGH A CENTRAL ANGLE OF 2°52'41" (CHORD: N89°21'23"W 29.93 FEET); N87°55'03"W 87.91 FEET; THENCE ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO RIGHT 62.82 FEET THROUGH A CENTRAL ANGLE OF 6°02'20" (CHORD: N84°53'53"W 62.79 FEET); N81°52'43"W 103.85 FEET; THENCE ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO RIGHT 14.05 FEET THROUGH A CENTRAL ANGLE OF 1°21'04" (CHORD: N81°12'11"W 14.05 FEET); THENCE N80°31'39"W 159.06 FEET; THENCE WEST 25.87 FEET; THENCE SOUTH 65.83 FEET; THENCE ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE TO LEFT 20.14 FEET THROUGH A CENTRAL ANGLE OF 41°57'18" (CHORD: S20°58'39"E 19.69 FEET); THENCE S80°31'39"E 209.29 FEET; THENCE ALONG THE ARC OF A 1480.00 FOOT RADIUS CURVE TO LEFT 267.41 FEET THROUGH A CENTRAL ANGLE OF 10°21'08" (CHORD: S85°42'13"E 267.04 FEET); THENCE S3°49'11"E 40.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N0°57'26"W) 89.31 FEET THROUGH A CENTRAL ANGLE OF 3°22'00" (CHORD: N87°21'34"E 89.30 FEET); THENCE S4°19'26"E 49.32 FEET; THENCE S82°42'32"W 31.95 FEET; THENCE SOUTH 36.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 2.59 ACRES 112,717 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building N Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 2082.66 FEET AND WEST 1103.79 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°52'47"W) 157.49 FEET THROUGH A CENTRAL ANGLE OF 6°05'50" (CHORD: N87°49'52"W 157.42 FEET); THENCE N5°08'36"E 86.48 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N5°08'36"E) 31.84 FEET THROUGH A CENTRAL ANGLE OF 3°03'40" (CHORD: S86°23'13"E 31.84 FEET); THENCE S87°55'03"E 87.91 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO THE LEFT 29.94 FEET THROUGH A CENTRAL ANGLE OF 2°52'41" (CHORD: S89°21'23"E 29.93 FEET); THENCE SOUTH 86.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.31 ACRES 13,387 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building O Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1952.92 FEET AND WEST 1194.89 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N85°32'48"W 123.07 FEET; THENCE S3°30'34"W 12.00 FEET; THENCE N86°29'26"W 42.50 FEET; THENCE N3°30'33"E 86.18 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 31.29 FEET THROUGH A CENTRAL ANGLE OF 94°21'14" (CHORD: N50°41'10"E 27.87 FEET); THENCE ALONG THE ARC OF A 1520.00 FOOT RADIUS CURVE TO THE LEFT 139.65 FEET THROUGH A CENTRAL ANGLE OF 5°15'50" (CHORD: S84°46'08"E 139.60 FEET); THENCE SOUTH 91.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.35 ACRES 15,257 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building P Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 2088.62 FEET AND WEST 1251.13 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTHEASTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°13'03"E) 109.91 FEET THROUGH A CENTRAL ANGLE OF 4°15'18" (CHORD: N82°39'18"W 109.89 FEET); THENCE N80°31'39"W 48.84 FEET; THENCE N9°28'21"E 86.17 FEET; THENCE S80°31'39"E 3.32 FEET; THENCE ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO THE LEFT 14.05 FEET THROUGH A CENTRAL ANGLE OF 1°21'04" (CHORD: S81°12'11"E 14.05 FEET); THENCE S81°52'43"E 103.85 FEET; THENCE ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO THE LEFT 30.98 FEET THROUGH A CENTRAL ANGLE OF 2°58'40" (CHORD: S83°22'03"E 30.97 FEET); THENCE S5°08'36"W 86.48 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.31 ACRES 13,512 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building Q Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1976.64 FEET AND WEST 1417.91 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N81°42'41"W 137.40 FEET; THENCE WEST 29.13 FEET; THENCE NORTH 74.90 FEET; THENCE ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE TO THE RIGHT 29.23 FEET THROUGH A CENTRAL ANGLE OF 60°53'59" (CHORD: N30°27'00"E 27.87 FEET); THENCE S80°31'39"E 160.30 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 27.87 FEET THROUGH A CENTRAL ANGLE OF 84°02'13" (CHORD: S38°30'33"E 25.44 FEET); THENCE S3°30'33"W 60.78 FEET; THENCE N86°29'27"W 18.50 FEET; THENCE S3°30'33"W 12.94 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.40 ACRES 17,344 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-3 Building R Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 2110.70 FEET AND WEST 1418.40 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N80°31'39"W 160.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 27.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N48°02'42"E) 20.14 FEET THROUGH A CENTRAL ANGLE OF 41°57'18" (CHORD: N20°58'39"W 19.69 FEET); THENCE NORTH 65.83 FEET; THENCE EAST 25.87 FEET; THENCE S80°31'39"E 155.74 FEET; THENCE S9°28'21"W 86.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.34 ACRES 14,968 SQ. FT.

**Parcel numbers have not been assigned**