

WHEN RECORDED RETURN TO:  
Mountainville Development Corporation  
44 Red Pine Dr.  
Alpine, UT 84004

ENT 54506:2024 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Aug 14 08:36 AM FEE 448.00 BY KR  
RECORDED FOR Miller Harrison LLC  
ELECTRONICALLY RECORDED

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## NOTICE OF REINVESTMENT FEE COVENANT

(Mapleton Heights)

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Pursuant to Utah Code § 57-1-46(6), the Mapleton Heights 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 Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Mapleton Heights recorded with the Utah County Recorder, 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 5.20 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 **Mapleton Heights** subdivision that:

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

Mapleton Heights Owners Association  
44 Red Pine Dr.  
Alpine, UT 84004

The address of the beneficiary may change from time to time as updated on the Utah Department of Commerce Homeowner Associations Registry.

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



**EXHIBIT A  
LEGAL DESCRIPTION**

All of **MAPLETON HEIGHTS PLAT A1**, according to the official plat filed in the office of the Utah County Recorder on June 22, 2021, as Entry Number 112070:2021.  
Including Lots 1 – 69 and Common Area.

**Parcel Numbers: 67:118:0001 through 67:118:0070**

All of **MAPLETON HEIGHTS PLAT B**, according to the official plat filed in the office of the Utah County Recorder on February 18, 2022, as Entry Number 22495:2022.  
Including Lots 70 – 100.

**Parcel Numbers: 67:137:0070 through 67:137:0100**

All of **MAPLETON HEIGHTS PLAT C**, according to the official plat filed in the office of the Utah County Recorder on May 19, 2022, as Entry Number 61235:2022.  
Including Lots 101 – 134 and Common Area.

**Parcel Numbers: 67:147:0101 through 67:147:0135**

All of **MAPLETON HEIGHTS PLAT D**, according to the official plat filed in the office of the Utah County Recorder on June 15, 2022, as Entry Number 70823:2022.  
Including Lots 135 – 156 and Common Area.

**Parcel Numbers: 67:150:0135 through 67:150:0157**

All of **MAPLETON HEIGHTS PLAT E**, according to the official plat filed in the office of the Utah County Recorder on May 8, 2024, as Entry Number 29906:2024.  
Including Lots 157 – 172 and Common Area.

**Parcel Numbers: 67:198:0157 through 67:198:0173**

All of **MAPLETON HEIGHTS PLAT F**, according to the official plat filed in the office of the Utah County Recorder on June 2, 2023, as Entry Number 35828:2023.  
Including Lots 177 – 208.

**Parcel Numbers: 67:175:0177 through 67:175:0208**