



ENT 55493:2014 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Aug 08 1:27 pm FEE 126.00 BY SW
RECORDED FOR MITCHELL BARLOW & MANSFIE

WHEN RECORDED MAIL TO:
EPILH, LLC
5255 West 11000 North, Suite 125
Highland, Utah 84003

(Space Above For Recorder's Use)

NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code Annotated (the "Act") Section 57-1-46, Edgewater at Geneva Owners' Association, Inc., a Utah non-profit corporation (the "Association"), hereby gives notice of a "reinvestment fee covenant" (as such term is defined in Section 57-1-46 of the Act), which reinvestment fee covenant burdens all that certain real property described in Exhibit A attached hereto (the "Property") and incorporated herein by this reference.

The reinvestment fee covenant was created by and is set forth in Section 6.5 of the Amended and Restated Declaration of Covenants, Conditions and Reservations for Edgewater at Geneva P.U.D. recorded 8/8/14 as Entry No. 55492, 2014 at Book — at Page — of the records of the Utah County Recorder (the "Declaration").

The reinvestment fee covenant requires, among other things, that upon any transfer of any of the real property described on Exhibit A attached hereto, the transferee is required to pay a real estate transfer assessment determined in accordance with Section 6.5 of the Declaration, unless the transfer is specifically excluded.

The name and address of the beneficiary of the reinvestment fee covenant is:

Edgewater at Geneva Owners' Association, Inc.
5255 W. 11000 N., Suite 100
Highland, Utah 84003

The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns.

The imposition of the reinvestment covenant precludes the imposition of an additional reinvestment fee covenant on the Property.

The purposes of the reinvestment fee covenant are to enable the Association to pay common planning, facilities and infrastructure costs, open space, recreation amenities and other association expenses.

The reinvestment fee is required to benefit the burdened property.

The duration of the reinvestment fee covenant is thirty (30) years from the date of the recording of the Declaration, which duration will be automatically extended for successive periods of ten (10) years unless the Declaration is terminated in accordance with its terms or the Association otherwise approves the termination of the reinvestment fee covenant.

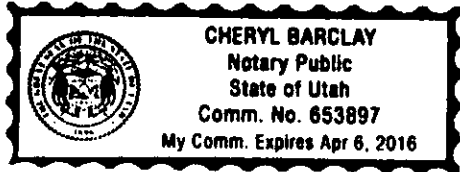
Edgewater at Geneva Owners' Association, Inc.

By: [Signature]
Name: BART BROCKBANK
Title: MANAGER

Date of Execution: August 6, 2014

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 6 day of August, 2014, by Bart Brockbank, who is an authorized representative of Edgewater at Geneva Owners' Association, Inc., a Utah non-profit corporation.



Cheryl Barclay
NOTARY PUBLIC
Residing at: Utah County

My Commission Expires:
Apr. 6, 2016

Exhibit A**Legal Description of the Property**

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

Parcel 1 (Lot 3, Edgewater at Geneva Phases 1, 2 and 3)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 709.81 FEET AND WEST A DISTANCE OF 377.94 FEET TO THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 880.22 FEET; THENCE S.89°26'03"W. A DISTANCE OF 510.71 FEET; THENCE N.00°33'57"W. A DISTANCE OF 282.30 FEET TO A POINT OF CURVATURE OF A 799.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 382.88 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°27'20" AND A CHORD THAT BEARS N.14°17'37"W. A DISTANCE OF 379.22 FEET; THENCE N.64°07'06"E. A DISTANCE OF 189.27 FEET TO A POINT OF CURVATURE OF A 1017.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 07°33'55" AND A CHORD THAT BEARS N.30°15'42"W. A DISTANCE OF 134.19 FEET; THENCE N.34°02'40"W. A DISTANCE OF 234.68 FEET; THENCE EAST A DISTANCE OF 315.82 FEET; THENCE SOUTH A DISTANCE OF 183.02 FEET; THENCE EAST A DISTANCE OF 227.48 FEET; THENCE NORTH A DISTANCE OF 25.53 FEET; THENCE EAST A DISTANCE OF 92.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.38 ACRES OF LAND

Parcel 2- (Lot 4, Edgewater at Geneva Phase 4)

PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 533.37 FEET; THENCE WEST A DISTANCE OF 1026.41 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.34°04'24"E. A DISTANCE OF 22.79 FEET; THENCE S.34°02'40"E. A DISTANCE OF 234.70 FEET TO A POINT OF CURVATURE OF A 1017.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 07°33'56" AND A CHORD THAT BEARS S.30°15'42"E. A DISTANCE OF 134.19 FEET; THENCE S.64°07'06"W. A DISTANCE OF 189.24 FEET TO A POINT OF CURVATURE OF A 799.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 83.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°01'21" AND A CHORD THAT BEARS N.31°02'00"W. A DISTANCE OF 83.94 FEET; THENCE N.34°02'40"W. A DISTANCE OF 280.12 FEET; THENCE N.55°57'20"E. A DISTANCE OF 17.62 FEET; THENCE N.49°26'10"E. A DISTANCE OF 5.00 FEET; THENCE N.55°57'20"E. A DISTANCE OF 169.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.66 ACRES OF LAND

Parcel 3- (Lot 4, Edgewater at Geneva Phase 5)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 533.37 FEET; THENCE WEST A DISTANCE OF 1026.41 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.55°57'20"W. A DISTANCE OF 169.17 FEET; THENCE S.49°26'10"W. A DISTANCE OF 5.00 FEET; THENCE S.55°57'20"W. A DISTANCE OF 17.62 FEET; THENCE N.34°02'40"W. A DISTANCE OF 35.30 FEET TO A POINT OF CURVATURE OF A 701.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 360.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 29°29'50" AND A CHORD THAT BEARS N.19°17'45"W. A DISTANCE OF 356.92 FEET TO A POINT OF CURVATURE OF A 87.02-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.52 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°52'51" AND A CHORD THAT BEARS N.00°53'36"E. A DISTANCE OF 16.50 FEET; THENCE N.06°20'02"E. A DISTANCE OF 75.48 FEET TO A POINT OF CURVATURE OF A 113.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.62 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°53'59" AND A CHORD THAT BEARS N.02°53'02"E. A DISTANCE OF 13.60 FEET; THENCE N.00°33'57"W. A DISTANCE OF 102.73 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.44°26'03"E. A DISTANCE OF 21.21 FEET; THENCE N.89°26'03"E. A DISTANCE OF 54.70 FEET; THENCE SOUTH A DISTANCE

74.07 FEET; THENCE N.88°15'24"E. A DISTANCE OF 3.47 FEET; THENCE S.37°23'15"E. A DISTANCE OF 44.40 FEET; THENCE N.89°58'25"E. A DISTANCE OF 39.43 FEET; THENCE S.00°33'57"E. A DISTANCE OF 47.33 FEET; THENCE S.56°58'54"E. A DISTANCE OF 24.18 FEET; THENCE S.57°14'30"E. A DISTANCE OF 20.07 FEET TO A POINT OF CURVATURE OF A 3.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 84°04'26" AND A CHORD THAT BEARS N.80°36'26"E. A DISTANCE OF 4.02 FEET; THENCE S.49°28'42"E. A DISTANCE OF 14.99 FEET TO A POINT OF CURVATURE OF A 42.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°37'25" AND A CHORD THAT BEARS S.16°05'12"W. A DISTANCE OF 31.21 FEET TO A POINT OF CURVATURE OF A 504.28-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 249.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°19'10" AND A CHORD THAT BEARS S.19°53'05"E. A DISTANCE OF 246.72 FEET; THENCE S.34°02'40"E. A DISTANCE OF 36.38 FEET THE POINT OF BEGINNING.

CONTAINING 2.11 ACRES OF LAND