

WHEN RECORDED RETURN TO:

Wildflower Developer, LLC  
14034 S. 145 E. #204  
Draper, UT 84020

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**NOTICE OF REINVESTMENT FEE COVENANT**

(Sunflower Townhomes)

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Pursuant to Utah Code § 57-1-46(6), the Sunflower Townhomes Neighborhood 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 Sunflower Townhomes recorded with the Utah County Recorder on January 21, 2021 as Entry No. 12034:2021, and any amendments or supplements thereto (the "**Declaration**").

The Master Declaration of Covenants, Conditions, and Restrictions for Wildflower recorded with the Utah County Recorder, as amended ("**Master Declaration**") contains a Reinvestment Fee Covenant that permits the Association to assess a fee to transferees of any of the Burdened Property subject to the Master Declaration. The reinvestment fee amount payable to the Association shall be established by the Board of Directors in the Association's Rules or Board resolution. The amount of the reinvestment fee shall be made available to all interested parties upon request to the Association.

**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 subdivision plats comprising the **Sunflower Townhomes Neighborhood Association** that:

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

Sunflower Townhomes Neighborhood Association  
14034 S. 145 E. #204  
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 26 day of March, 2021.

**DECLARANT**

**WILDFLOWER DEVELOPER, LLC**  
a Utah limited liability company,

By: \_\_\_\_\_

Name: Nate Shipp

Its: Manager

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF Salt Lake)

On the 26 day of March, 2021, personally appeared before me Nate Shipp who by me being duly sworn, did say that she/he is an authorized representative of Wildflower Developer, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Gina Francom  
Notary Public



**EXHIBIT A**  
[Legal Description]

All of **WILDFLOWER VILLAGE 3A PLAT B-1a**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 68840:2020.

Including Lots 123 through 137

**Parcel Numbers: 55:908:0123 through 55:908:0138**

All of **WILDFLOWER VILLAGE 3A PLAT B-3a**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 68841.

Including Lots 322 through 347

**Parcel Numbers: 55:909:0322 through 55:909:0352**

All of **WILDFLOWER VILLAGE 3A PLAT B-2**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 190236:2020.

Including Lots 265 through 278

**Parcel Numbers: 55:921:0265 through 55:921:0278**

All of **WILDFLOWER VILLAGE 3A PLAT B-7**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 190237:2020.

Including Lots 101 through 122

**Parcel Numbers: 55:922:0101 through 55:922:0122**

All of **WILDFLOWER VILLAGE 3A PLAT B-8**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry Number 190238:2020.

Including Lots 301 through 321

**Parcel Numbers: 55:923:0301 through 55:923:0321**