

When Recorded, Mail to:
MVTH, LLC
Attn: Sean Perkins
3410 North Moyle Lane
Erda, UT 84074

(Space above line for Recorder's use)

NOTICE OF REINVESTMENT FEE COVENANT
THE MOUNTAIN VALLEY TOWNHOMES OWNERS' ASSOCIATION, INC.

Pursuant to Utah Code Ann. §57-1-46(6) notice is hereby given that each residential unit (a "**Unit**") within that certain real property located in Tooele County, Utah, described in **Exhibit A** attached hereto (the "**Property**"), is subject to a covenant obligating a future buyer or seller of any Unit within the Property to pay to The Mountain Valley Townhomes Owners' Association, Inc., a Utah non-profit corporation (the "**Association**") upon and as a result of a transfer of a Unit within the Property, a fee that is dedicated to benefitting such Unit (the "**Reinvestment Fee**").

1. The Property is subject to that certain *Declaration of Covenants, Conditions and Restrictions for Mountain Valley Townhomes Owners' Association, a Planned Unit Development in Tooele County, Utah* recorded in the Office of the Tooele County Recorder, as Entry No. 580904, on October 11, 2022, Pages 1 through 93, and any amendments thereto (the "**Declaration**").
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in Section 6.1(o) and 21.4 of the Declaration. The amount of the Reinvestment Fee as of the date hereof will be one-half of one percent (.5%), but may be changed from time to time by the Association.
3. The Association's address, where the Reinvestment Fee is to be paid, is:

152 West 1280 North, F4
Tooele, UT 84074

4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Units within the Property and their successors-in-interest and assigns.
5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
6. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Project (as such term is defined in the Declaration).
7. The purpose of the Reinvestment Fee is to pay for actual costs related to the transfer of a Unit and for any other purpose for which reserve funds may be used by the Association.

EXHIBIT A: LEGAL DESCRIPTION

The Declarant is the owner of the following described real property located in in the City of Tooele, County of Tooele, State of Utah, Specifically, Lots 102 to 144 and Parcels A thru G inclusive of Mountain Valley Townhomes Subdivision according to the official plat thereof recorded as Entry No. 554327 recorded September 8, 2021, in the Office of the Tooele County Recorder, being more particularly described as follows:

Tax Parcel Numbers: 21-095-0-0102, 21-095-0-0103, 21-095-0-0104, 21-095-0-0105, 21-095-0-0106, 21-095-0-0107, 21-095-0-0108, 21-095-0-0109, 21-095-0-0110, 21-095-0-0111, 21-095-0-0112, 21-095-0-0113, 21-095-0-0114, 21-095-0-0115, 21-095-0-0116, 21-095-0-0117, 21-095-0-0118, 21-095-0-0119, 21-095-0-0120, 21-095-0-0121, 21-095-0-0122, 21-095-0-0123, 21-095-0-0124, 21-095-0-0125, 21-095-0-0126, 21-095-0-0127, 21-095-0-0128, 21-095-0-0129, 21-095-0-0130, 21-095-0-0131, 21-095-0-0132, 21-095-0-0133, 21-095-0-0134, 21-095-0-0135, 21-095-0-0136, 21-095-0-0137, 21-095-0-0138, 21-095-0-0139, 21-095-0-0140, 21-095-0-0141, 21-095-0-0142, 21-095-0-0143, 21-095-0-0144, 21-095-0-000A, 21-095-0-000B, 21-095-0-000C, 21-095-0-000D, 21-095-0-000E, 21-095-0-000F, 21-095-0-000G.