



ENT 68844:2020 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 May 20 4:26 pm FEE 82.00 BY MA  
RECORDED FOR SARATOGA SPRINGS CITY

WHEN RECORDED RETURN TO:

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

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**NOTICE OF REINVESTMENT FEE COVENANT**

(Plats "B-1a" & "B-3a")

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Pursuant to Utah Code § 57-1-46(6), the Wildflower Master Homeowners Association, Inc. ("**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 Master Declaration of Covenants, Conditions and Restrictions for Wildflower recorded with the Utah County Recorder February 23, 2018 as Entry No. 17973:2018, 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 **Wildflower Village 3A Plat B-1a and B-3a** that:

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

Wildflower Master Homeowners Association, Inc.  
14034 S. 145 E. #204  
Draper, Utah 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 19<sup>th</sup> day of March, 2020.

**DECLARANT**

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

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

Name: Nathan Shipp

Its: Manager

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

On the 19<sup>th</sup> day of March, 2020, personally appeared before me Nathan 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.



\_\_\_\_\_  
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.

Including Lots 123 through 137      Parcel numbers not yet assigned.

More particularly described as:

A PORTION OF THE NORTHWEST QUARTER TOGETHER WITH THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°11'02"W ALONG THE QUARTER SECTION LINE 2349.22 FEET AND WEST 1915.11 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S5°03'04"W 460.74 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE RIGHT 7.48 FEET THROUGH A CENTRAL ANGLE OF 2°29'25" (CHORD: S6°17'46"W 7.47 FEET); THENCE N84°56'56"W 88.63 FEET; THENCE N5°03'04"E 468.21 FEET; THENCE S84°56'56"E 88.79 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.95 ACRES

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

Including Lots 322 through 347      Parcel numbers not yet assigned.

More particularly described as:

A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°11'02"W ALONG THE QUARTER SECTION LINE 2283.96 FEET AND WEST 1700.11 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S0°32'03"E 5.00 FEET; THENCE S12°15'09"W 0.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S84°56'56"E) TO THE LEFT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: S16°40'19"E 11.10 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 49.05 FOOT RADIUS CURVE TO THE RIGHT 74.38 FEET THROUGH A CENTRAL ANGLE OF 86°52'51" (CHORD: S5°03'04"W 67.45 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: S26°46'26"W 11.10 FEET); THENCE S5°03'04"W 9.39 FEET; THENCE S84°56'56"E 10.00 FEET; THENCE S5°03'04"W 64.00 FEET; THENCE N84°56'56"W 16.50 FEET; THENCE S5°03'04"W 360.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N53°38'47"E) TO THE LEFT 23.83 FEET THROUGH A CENTRAL ANGLE OF 68°15'29" (CHORD: S70°28'57"E 22.44 FEET); THENCE S14°37'00"E 40.00 FEET; THENCE S75°23'00"W 9.08 FEET; THENCE S14°37'00"E 106.50 FEET; THENCE S75°23'00"W 237.59 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 27.07 FEET THROUGH A CENTRAL ANGLE OF 103°24'44" (CHORD: N52°54'38"W 23.55 FEET); THENCE N1°12'16"W 10.79 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE RIGHT 93.23 FEET THROUGH A CENTRAL ANGLE OF 31°03'26" (CHORD: N14°19'28"E 92.10 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE LEFT 98.70 FEET THROUGH A CENTRAL ANGLE OF 24°48'07" (CHORD: N17°27'07"E 97.93 FEET); THENCE N5°03'04"E 543.81 FEET; THENCE S84°56'56"E 136.50 FEET; THENCE S86°34'54"E 10.00 FEET; THENCE N89°27'57"E 6.15 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.74 ACRES  
119,158 SQ. FT.