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ENT 68903:2018 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Jul 23 1:30 PM FEE 413.00 BY BA  
RECORDED FOR SPRING CREEK

WHEN RECORDED, RETURN TO:  
K&R Premier  
PO Box 242  
Lehi, UT 84043

**NOTICE OF REINVESTMENT FEE COVENANT**

Pursuant to Utah Code Ann. § 57-1-46(6), the Spring Creek Ranch Homeowner's Association, Inc., a Utah non-profit corporation (the "**Association**"), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the "**Burdened Property**"), attached hereto. The Reinvestment Fee Covenant is created by and is set forth in the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Spring Creek Ranch, as recorded with the Utah County Recorder on May 14, 2018 as Entry No. 44589:2018 ("**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 or transferor is required to pay a reinvestment fee determined by the Association's Board of Directors in accordance with Section 5.19 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8) or in Section 5.19. This notice supersedes and replaces any prior notice of reinvestment fee covenant recorded against the Burdened Property.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the conveyance of a lot within the Burdened Property that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:  
Spring Creek Ranch Homeowner's Association, Inc.  
c/o K&R Premier  
PO Box 242  
Lehi, UT 84043

You may also contact the "primary contact" listed with the Utah Homeowners Association Registry  
<https://secure.utah.gov/hoa/index.html>

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 may, by and through a vote as provided for in the Declaration, 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 Association Manager 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 July, 2018.

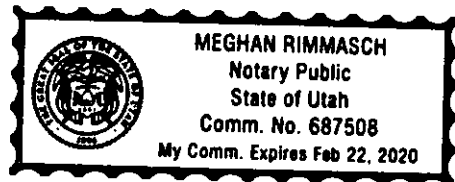
Spring Creek Ranch Homeowner's Association, Inc.,  
a Utah non-profit corporation

By: [Signature]  
Its: Manager

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF Utah            )

On the 19 day of July, 2018, personally appeared before me Kenneth Wilson who by me being duly sworn, did say that she/he is an authorized representative of the Association, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]  
Notary Public



**EXHIBIT A – LEGAL DESCRIPTION**

All of **Quail Run Townhomes at Spring Creek Ranch Plat A**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 1 - 54 Serial Numbers 50:062:0001 through 50:062:0054

All of **Spring Creek Ranch Plat A**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 1 – 16 Serial Numbers 66:035:0001 through 66:035:0016  
 Lots 18 – 73 Serial Numbers 66:035:0018 through 66:035:0073

All of **Spring Creek Ranch Plat B**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 75 - 83 Serial Numbers 66:100:0075 through 66:100:0083

All of **Spring Creek Ranch Plat C**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 84 - 104 Serial Numbers 66:045:0084 through 66:045:0104

All of **Spring Creek Ranch Plat D**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 105 - 117 Serial Numbers 66:070:0105 through 66:070:0117

All of **Spring Creek Ranch Plat E**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 118 -124 Serial Numbers 66:153:0118 through 66:153:0124  
 Lots 151 - 164 Serial Numbers 66:153:0151 through 66:153:0164

All of **Spring Creek Ranch Plat F**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 125 - 150 Serial Numbers 66:157:0125 through 66:157:0150  
 Lots 165 – 177 Serial Numbers 66:157:0165 through 66:157:0177

All of **Spring Creek Ranch Plat G**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 178 - 204 Serial Numbers 66:292:0178 through 66:292:0204

All of **Spring Creek Ranch Plat H**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 205 - 233 Serial Numbers 66:180:0205 through 66:180:0233

All of **Spring Creek Ranch Plat I**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 234 - 252 Serial Numbers 66:294:0234 through 66:294:0252

All of **Spring Creek Ranch Plat J**, according to the official plat thereof, on file in the office of the Utah County Recorder.  
 Lots 253 - 285 Serial Numbers 66:319:0253 through 66:319:0285

All of **Spring Creek Ranch Plat K**, according to the official plat thereof, on file in the

office of the Utah County Recorder.

Lots 1 - 55

Serial Numbers 66:396:0001 through 66:396:0055

All of **Spring Creek Ranch Plat L**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Lots 1 - 6

Serial Numbers 66:389:0001 through 66:389:0006