

When Recorded Return To:  
Edge Gardner Point, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

ENT69845:2022 PG 1 of 6  
**Andrea Allen**  
**Utah County Recorder**  
2022 Jun 13 12:20 PM FEE 540.00 BY TM  
RECORDED FOR Trident Title Insurance Agency, LLC  
ELECTRONICALLY RECORDED

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**AMENDED AND RESTATED NOTICE OF REINVESTMENT FEE COVENANT**  
**(Gardner Point Condominiums, Utah County)**

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Pursuant to Utah Code Ann. § 57-1-46(6), the **Gardner Point Condominium Association** (the "Association") hereby provides this Amended and Restated Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A hereto (the "Burdened Property"), which is subject to the provisions and restrictions set forth in the Amended and Restated Declaration of Condominium for Gardner Point Condominiums recorded with the Utah County Recorder's Office on May 3, 2022, as Entry No. 55031:2022, as the same has been amended (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 to the Association in the amount established by the Association's Board of Directors in accordance with Section 6.14 of the Declaration (as amended by the First Amendment to the Amended and Restated Declaration of Condominium that has been filed of record in the Utah County Recorder's Office), unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46(8). In no event shall the amount of the Reinvestment Fee exceed the maximum rate/amount permitted by applicable law.

NOW THEREFORE, BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing or conveyance of a Burdened Property (condominium Unit) within the Gardner Point Condominium project that:

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

Gardner Point Condominium Association  
c/o FCS Property Management  
12227 Business Park Dr., Suite 200  
Draper, Utah 84020

2. The burden of the Reinvestment Fee Covenant is intended to run with the land of the Burdened Property and be binding on successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenants in favor of the Condominium Association on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual, except as the same may be amended or terminated through a vote as provided for in the amendment provisions of the Declaration.
5. The purpose of the Reinvestment Fee Covenant is to assist the Association in paying the costs and expenses of (a) common planning, common areas and facilities, and infrastructure; (b) obligations arising from any environmental covenants; (c) community programming; (d) resort facilities; (e) open space and related improvements; (f) recreational amenities and facilities; (g) common expenses of the Association; and (h) funding Association reserves.
6. The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall be used to benefit the Burdened Property and the Association's management, repair, and maintenance of the same.
7. This Amended and Restated Notice of Reinvestment Fee Covenant supersedes and replaces the previously-recorded instruments providing notice of the Reinvestment Fee to be paid to the Gardner Point Condominiums, including, without limitation the Notices having the following recording information:
  - Notice recorded November 4, 2021, as Entry No. 187579:2021
  - Notice recorded November 4, 2021, as Entry No. 187582:2021
  - Notice recorded November 4, 2021, as Entry No. 187585:2021
  - Notice recorded November 4, 2021, as Entry No. 187588:2021

IN WITNESS WHEREOF, the Declarant has executed this Amended and Restated Notice of Reinvestment Fee Covenant on behalf of the Condominium Association to be effective upon recordation with the Utah County Recorder.

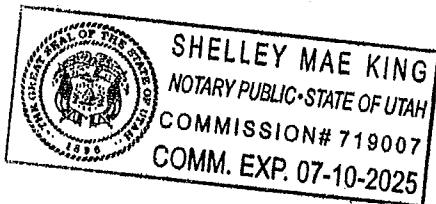
**DECLARANT**  
**EDGE GARNDER POINT, LLC**  
A Utah limited liability company

STATE OF UTAH            )  
  ) ss.  
COUNTY OF Utah        )

By: Steve Maddox  
Name: Steve Maddox  
Title: Manager

On the 10 day of June, 2022, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Gardner Point, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:



Notary Public: Shelley King

**EXHIBIT A**  
**SUBJECT PROPERTY/BURDENED PROPERTY**  
**(Legal Description)**

The Subject Property includes all land in the **Gardner Point Condominium Project**, as shown in the recorded condominium plats of Gardner Point Condominiums on file and of record in the Utah County Recorder's Office, State of Utah, including the following real property:

All of **Gardner Point Condominiums Phase 1 Plat A**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 187577:2021 (including Units 101 through 304 in Building A)

All of **Gardner Point Condominiums Phase 1 Plat B**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 187580:2021 (including Units 101 through 304 in Building B)

All of **Gardner Point Condominiums Phase 1 Plat C**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 187583:2021 (including Units 101 through 304 in Building C)

All of **Gardner Point Condominiums Phase 1 Plat D**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 187586:2021 (including Units 101 through 304 in Building D)

All of **Gardner Point Condominiums Phase 1 Plat E**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205229:2021 (including Units 101 through 304 in Building E)

All of **Gardner Point Condominiums Phase 1 Plat F**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205232:2021 (including Units 101 through 304 in Building F)

All of **Gardner Point Condominiums Phase 1 Plat G**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205235:2021 (including Units 101 through 304 in Building G)

All of **Gardner Point Condominiums Phase 1 Plat H**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205238:2021 (including Units 101 through 304 in Building H)

All of **Gardner Point Condominiums Phase 1 Plat I**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205241:2021 (including Units 101 through 304 in Building I)

All of **Gardner Point Condominiums Phase 1 Plat J**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205244:2021 (including Units 101 through 304 in Building J)

All of **Gardner Point Condominiums Phase 1 Plat K**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205247:2021 (including Units 101 through 304 in Building K)

All of **Gardner Point Condominiums Phase 1 Plat L**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205250:2021 (including Units 101 through 304 in Building L)

All of **Gardner Point Condominiums Phase 1 Plat M**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205253:2021 (including Units 101 through 304 in Building M)

All of **Gardner Point Condominiums Phase 1 Plat N**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205256:2021 (including Units 101 through 304 in Building N)

All of **Gardner Point Condominiums Phase 1 Plat O**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205259:2021 (including Units 101 through 304 in Building O)

All of **Gardner Point Condominiums Phase 1 Plat P**, according to the official plat filed in the office of the Utah County Recorder as Entry No. 205262:2021 (including Units 101 through 304 in Building P)

All of **Gardner Point Phase 3 Plat Q Condominium**, according to the official plat filed in the office of the Utah County Recorder, including Units 101 through 304 in Building Q, more particularly described as:

A parcel of land situated in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 1,623.92 feet and South 593.50 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 37.67 feet along the arc of a 24.00 foot radius curve to the right (center bears South 00°03'24" East and the chord bears South 45°04'59" East 33.92 feet with a central angle of 89°56'50");

thence South 00°06'39" East 142.14 feet;

thence South 89°53'37" West 91.01 feet;

thence North 00°06'22" West 160.19 feet;

thence Easterly 19.33 feet along the arc of a 30.00 foot radius curve to the right (center bears South 36°58'37" East and the chord bears North 71°29'04" East 19.00 feet with a central angle of 36°55'24");

thence North 89°56'46" East 48.99 feet to the point of beginning.

Contains 14,964 Square Feet or 0.344 Acres.

All of Gardner Point Phase 3 Plat R Condominium, according to the official plat filed in the office of the Utah County Recorder, including Units 101 through 304 in Building R, more particularly described as:

A parcel of land situated in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 1,648.21 feet and South 759.64 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°06'39" East 147.42 feet;

thence Southerly 12.60 feet along the arc of a 24.00 foot radius curve to the right (center bears South 89°53'21" West and the chord bears South 14°55'32" West 12.45 feet with a central angle of 30°04'24");

thence South 89°57'44" West 75.78 feet;

thence Northwesterly 18.86 feet along the arc of a 12.00 foot radius curve to the right (center bears North 00°09'36" West and the chord bears North 45°07'58" West 16.98 feet with a central angle of 90°03'15");

thence North 00°06'22" West 147.35 feet;

thence North 89°53'37" East 91.01 feet to the point of beginning.

Contains 14,465 Square Feet or 0.332 Acres.

All of Gardner Point Phase 3 Plat S Condominium, according to the official plat filed in the office of the Utah County Recorder, including Units 101 through 304 in Building S, more particularly described as:

A parcel of land situated in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,130.77 feet and South 593.92 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°56'46" East 149.90 feet;

thence Southeasterly 37.68 feet along the arc of a 24.00 foot radius curve to the right (center bears South 00°03'14" East and the chord bears South 45°04'48" East 33.93 feet with a central angle of 89°56'50");

thence South 00°06'23" East 6.49 feet;

thence South 89°53'37" West 18.50 feet;  
 thence South 00°06'23" East 46.00 feet;  
 thence North 89°53'37" East 18.01 feet;  
 thence South 00°00'25" East 6.00 feet;  
 thence Southwesterly 37.20 feet along the arc of a 24.00 foot radius curve to the right (center bears North 88°54'46" West and the chord bears South 45°29'25" West 33.59 feet with a central angle of 88°48'23");  
 thence South 89°53'37" West 149.38 feet;  
 thence North 00°06'23" West 106.12 feet to the point of beginning.

Contains 17,326 Square Feet or 0.398 Acres.

All of Gardner Point Phase 3 Plat T Condominium, according to the official plat filed in the office of the Utah County Recorder, including Units 101 through 304 in Building T, more particularly described as:

A parcel of land situated in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,131.93 feet and South 726.05 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'37" East 148.95 feet;  
 thence Southeasterly 36.50 feet along the arc of a 24.00 foot radius curve to the right (center bears South 00°06'23" East and the chord bears South 46°32'14" East 33.08 feet with a central angle of 87°08'18");  
 thence South 00°06'23" East 3.15 feet;  
 thence South 89°53'37" West 18.47 feet;  
 thence South 00°06'23" East 73.55 feet;  
 thence South 89°53'25" West 154.57 feet;  
 thence North 00°02'12" West 99.51 feet to the point of beginning.

Contains 15,731 Square Feet or 0.361 Acres.

All of Gardner Point Phase 3 Plat U Condominium according to the official plat filed in the office of the Utah County Recorder, including Units 101 through 304 in Building U, more particularly described as:

A parcel of land situated in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,132.00 feet and South 825.56 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'25" East 154.58 feet;  
 thence South 00°06'23" East 76.45 feet;  
 thence North 89°53'37" East 18.50 feet;  
 thence South 00°08'36" East 5.79 feet;  
 thence Southwesterly 37.73 feet along the arc of a 24.00 foot radius curve to the right (center bears South 89°53'37" West and the chord bears South 44°55'38" West 33.96 feet with a central angle of 90°04'03");  
 thence South 89°57'40" West 149.18 feet;  
 thence North 00°02'12" West 106.06 feet to the point of beginning.

Contains 16,844 Square Feet or 0.387 Acres.

All of Gardner Point Phase 3 Plat V Condominium, according to the official plat filed in the office of the Utah County Recorder, including Units 101 through 304 in Building V, more particularly described as:

A parcel of land situated in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,418.87 feet and South 618.21 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

- thence South 00°02'16" East 151.14 feet;
- thence South 89°53'37" West 88.00 feet;
- thence North 00°06'23" West 151.25 feet;
- thence North 89°57'48" East 88.18 feet to the point of beginning.

Contains 13,319 Square Feet or 0.306 Acres.

All of Gardner Point Phase 3 Plat W Condominium, according to the official plat filed in the office of the Utah County Recorder, including Units 101 through 304 in Building W, more particularly described as:

A parcel of land situated in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,418.97 feet and South 769.36 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

- thence South 00°02'16" East 202.57 feet;
- thence South 89°57'40" West 11.03 feet;
- thence North 00°02'20" West 36.00 feet;
- thence South 89°57'40" West 61.78 feet;
- thence Northwesterly 23.54 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°02'20" West and the chord bears North 45°04'22" West 21.20 feet with a central angle of 89°55'57");
- thence North 00°06'23" West 151.49 feet;
- thence North 89°53'37" East 88.00 feet to the point of beginning.

Contains 14,986 Square Feet or 0.344 Acres.

**\*Note:** This instrument is intended to be recorded against the same property encumbered by that certain Amended and Restated Declaration of Condominium for Gardner Point Condominiums recorded with the Utah County Recorder's Office on May 3, 2022, as Entry No. 55031:2022, as the same has been amended.