

WHEN RECORDED RETURN TO:

Century Land Holdings of Utah, LLC  
10644 S. Jordan Gateway, Suite 300  
South Jordan, UT 84095  
Attn: Chase Turner

ENT **89002:2024** PG 1 of 4  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Dec 17 02:37 PM FEE 162.00 BY CS  
RECORDED FOR Sneil & Wilmer LLP  
ELECTRONICALLY RECORDED

Affects Parcel Nos.: See Exhibit A

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**NOTICE OF REINVESTMENT FEE COVENANT  
(Pioneer Meadows)**

Pursuant to Utah Code Ann. 57-1-46 *et seq.*, this NOTICE OF REINVESTMENT FEE COVENANT (Pioneer Meadows) is hereby given for that certain real property located in Utah County, Utah (the “Property”) and more particularly described on Exhibit A attached hereto and incorporated herein, with respect to the following:

1. Pursuant to that certain Declaration of Covenants, Conditions, Restrictions and Easements for Pioneer Meadows, dated November 21, 2024, and recorded on November 21, 2024, as Entry No. 82241:2024 in the Utah County Recorder’s Office (the “Declaration”), as amended and supplemented from time to time, as evidenced in the official records of Utah County, Pioneer Meadows Community Association, a Utah non-profit corporation (the “Association”) imposes a reinvestment fee (the “Reinvestment Fee”) upon certain transfers of portions of the Property.

2. The Reinvestment Fee is payable to the Association at the closing of the transfer of the title of the affected portion of the Property.

3. The Reinvestment Fee shall be paid to the Association, at the following address:

Pioneer Meadows Community Association  
c/o Advanced Community Services  
2940 W Maple Loop Drive, Suite 102  
Lehi, UT 84043

4. The Association’s authorized representative is Advanced Community Services.

5. The Reinvestment Fee runs with the land and binds all successors in interest and assigns of the Property.

6. Unless terminated pursuant to the Declaration, the duration of the Reinvestment Fee is perpetual.

7. Pursuant to the Declaration, the Reinvestment Fee shall be used for purposes consistent with benefitting the Property, including payment for community planning, facilities and infrastructure; obligations arising from an environmental covenant, community programming, open space, recreation amenities, charitable purposes, and Association expenses.

8. The Reinvestment Fees paid under the Declaration are required to benefit the Property.

9. The Reinvestment Fee is the only reinvestment fee covenant to burden the Property, and no additional reinvestment fee covenant of any type or kind may be imposed on the Property.

*[Signature on Following Page]*



**EXHIBIT A  
TO  
NOTICE OF REINVESTMENT FEE COVENANT**

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The Property located in the City of Lehi, Utah County, Utah is more particularly described as follows:

Lots 1 through 66, inclusive, all Common Areas and all Private Alleys, 2100 NORTH PUD, as shown on the Final Plat thereof recorded in the Utah County Recorder's Office on September 9, 2024, as Instrument No. 61319:2024.