

WHEN RECORDED, MAIL TO:
Dawn J. Soper
YORK HOWELL & GUYMON
10610 South Jordan Gateway, Suite 200
South Jordan, Utah 84095

ENT **119116:2021** PG 1 of 5
Andrea Allen
Utah County Recorder
2021 Jul 06 12:46 PM FEE 40.00 BY SW
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Tax Parcel Nos.: See Exhibit A

NOTICE OF REINVESTMENT FEE COVENANT

(Brylee Farms Subdivision, Utah County, State of Utah)

Pursuant to Utah Code § 57-1-46(6), notice is hereby given that each Lot within that parcel of real property located in Utah County, State of Utah, and more particularly described on Exhibit A hereto (“**Property**”) is subject to a covenant obligating a future buyer of any Lot within the Property to pay to The Brylee Farms Homeowners Association (“**Association**”), upon and as a result of a transfer of a Lot within the Property, a fee that is dedicated to benefitting such Lot.

1. The Property is subject to that certain *Declaration of Covenants, Conditions, and Restrictions for Brylee Farms Subdivision* (“**Declaration**”), recorded with the Utah County Recorder’s Office on April 24, 2020, as Entry No. 54467:2020.
2. A *Notice of Reinvestment Fee Covenant* was previously recorded on January 22, 2021 as Entry No. 12767:2021 (“**Prior Notice**”) against other real property which is burdened by the Declaration. This instrument provides notice to the Property of the same reinvestment fee covenant identified in the Prior Notice. For the avoidance of doubt, there is only one reinvestment fee covenant applicable to all real property which is burdened by the Declaration.
3. The reinvestment fee, and a covenant for the payment thereof, is described in Section 4.3.1 of the Declaration.
 - a. Initially, the amount of the reinvestment fee will be \$500.00 for the transfer of each Lot platted for a single family residence located upon the Property (the “**Single Family Reinvestment Fee**”). The purpose of the Single Family Reinvestment Fee is to benefit the Property, enable the Association to finance the maintenance, repair, and/or replacement of the common areas owned or managed by the Association, to fund the reserve account of the Association, to satisfy any other obligation of the Association identified in the Declaration, or to undertake any other purpose authorized by law.
 - b. Initially, the amount of the reinvestment fee will be \$1,500.00 for the transfer of each Lot platted as a townhome lot (each, a “**Townhome Lot**”) upon the Property (the “**Townhome Reinvestment Fee**”).

- i. The purpose of \$500.00 of the Townhome Reinvestment Fee is to benefit the Property, enable the Association to finance the maintenance, repair, and/or replacement of the common areas owned or managed by the Association, to fund the reserve account of the Association, to satisfy any other obligation of the Association identified in the Declaration, or for any other purpose authorized by law.
 - ii. The purpose of \$1,000.00 of the Townhome Reinvestment Fee is to benefit the Townhome Lots, and, pursuant to Utah Code § 57-1-46(3)(a), may be transferred to a townhome sub-association formed to govern any Townhome Lots constructed upon a portion of the Property (“**Sub-Association**”) and may be used by the Sub-Association to finance the maintenance, repair, and/or replacement of the common areas owned or managed by the Sub-Association, to fund the reserve account of the Sub-Association, to satisfy any other obligation of the Sub-Association, or for any other purpose authorized by law.
 - c. The amount of the Reinvestment Fee may be changed from time to time as provided in the Declaration.
4. The Association’s address, where the Reinvestment Fee is to be paid, is:
- The Brylee Farms Homeowners Association
12896 South Pony Express Road, Suite 400
Draper, Utah 84020
- 5. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Lots within the Property and their successors in interest and assigns, except for such transfers restricted by law.
 - 6. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
 - 7. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Project (as the term “**Project**” is defined in the Declaration).
 - 8. The Reinvestment Fee required to be paid to the Association pursuant to the covenant contained in the Declaration is required to benefit the Lots, the Property, and the Project.

[Signatures on following page.]

WHEREFORE, this Notice of Reinvestment Fee Covenant has been executed by an authorized representative of The Brylee Farms Homeowners Association.

**THE BRYLEE FARMS
HOMEOWNERS ASSOCIATION**

By: Jason Harris
Title: Assistant Secretary
Date: 7/1/21

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 1st day of July, 2021, by Jason Harris as Assistant Secretary of The Brylee Farms Homeowners Association.

Mindy Dansie
Notary Public

SEAL:

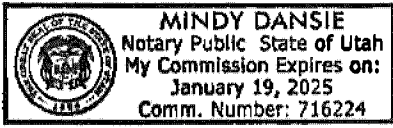
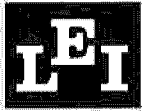


EXHIBIT A

(Description of the Property)



ENGINEERS
SURVEYORS
PLANNERS

**LEGAL DESCRIPTION
PREPARED FOR
FIELDSTONE HOMES
Job No. 18-0021
(May 26, 2021)**

**ALL OF THE TOWNHOMES AND SINGLE-FAMILY LOTS SOUTH OF
TOWNHOMES FOR CC&R's**

A portion of the Southeast Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence N0°51'28"E along the Quarter Section Line 1482.79 feet; thence East 1221.97 feet to the west line of Eagle Mountain Boulevard; thence along said west line the following two (2) courses: southeasterly along the arc of a 2437.50 foot radius non-tangent curve to the right (radius bears: S67°38'00"W) 962.61 feet through a central angle of 22°37'37" (chord: S11°03'12"E 956.37 feet); thence S0°15'37"W 542.41 feet to the south line of said Section 2; thence S89°56'09"W along the Section Line 1425.06 feet to the point of beginning.

Contains: ±46.89 Acres

LEI
Engineering
Structural
Engineering
Surveying
Land Planning
Landscape
Architecture