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WHEN RECORDED, MAIL TO:

FIG Colony Farms LLC
295 W. Center Street, Suite 200
Provo, UT 84601
Attn: Brian Schnell

12912963
01/03/2019 08:31 AM \$90.00
Book - 10743 Pg - 4174-4179
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
FIG COLONY FARMS LLC
BY: CBA, DEPUTY - WI 6 P.

NOTICE OF REINVESTMENT FEE COVENANT

(Colony Farms subdivision, Magna Metro Township, Salt Lake County, State of Utah)

Pursuant to Utah Code Ann. §57-1-46(6) notice is hereby given that each Unit within that parcel of real property located in Magna Metro Township, Utah, and more particularly described on **Exhibit A** hereto ("**Property**") is subject to a covenant obligating a future buyer or seller of any Unit within the Property to pay to the Colony Farms Homeowners' Association ("**Association**"), upon and as a result of a transfer of a Unit within the Property, a fee that is dedicated to benefitting such Unit ("**Reinvestment Fee**").

1. The Property is subject to that certain *Declaration of Covenants, Conditions and Restrictions for Colony Farms Homeowners' Association* ("**Declaration**"), recorded with the Salt Lake County Recorder's office on JANUARY 3, 2019, as Entry No. 12912962.
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in the Section 21.1 of the Declaration. The amount of the Reinvestment Fee will initially be four hundred dollars (\$400.00) but may be changed from time to time by the Association. Initially, one hundred dollars (\$100.00) of the Reinvestment Fee will be used by Association for Association expenses and three hundred dollars (\$300.00) will be deposited into the Association's reserve account.
3. The Association's address, where the Reinvestment Fee is to be paid, is:

Colony Farms Homeowners' Association
295 W. Center Street, Suite 200
Provo, UT 84601

4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Units within the Property and their successors in interest and assigns.
5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
6. 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).

7. The purpose of the Reinvestment Fee is to enable the Association to finance the maintenance, repair and/or replacement of the Common Areas, and to fund the reserve account of the Association.
8. The Reinvestment Fee required to be paid to the Association pursuant to the covenant contained in the Declaration is required to benefit the Units within the Property.
9. This Notice of Reinvestment Fee Covenant will be recorded in the Salt Lake County Recorder's Office against the Property described in Exhibit A hereto.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by an authorized representative of Colony Farms Homeowners' Association.

COLONY FARMS HOMEOWNER'S ASSOCIATION

By: ME [Signature]
 Printed Name: MICHAEL C MILLER
 Title: MANAGER

STATE OF UTAH)
 :SS.
 COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 29 day of November 2018, by Michael C. Miller as Manager of the Colony Farms Homeowner's Association.

[Signature]
 NOTARY PUBLIC


SEAL: 

EXHIBIT A

A tract of land conveyed to Fieldstone Utah Investors, LLC, described in that Special Warranty Deed recorded as Entry#12740339 in Book 10658 at Page 6082-6084 in the Office of the Salt Lake County Recorder, also a tract of land conveyed to Entheos Academy, described in that Special Warranty Deed recorded as Entry#11708461 in Book 10170 at Page 5208-5213 in the Office of the Salt Lake County Recorder, located in the South Half of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, located in Magna, Utah, more particularly described as follows:

Beginning at a the Northwest corner of 7600 West Street per the North Meadows Phase 2 Subdivision Plat as recorded in the Office of the Salt Lake County Recorder as Entry#10526016 in Book 2008 at Page 244, said point being North 0°05'07" East 481.23 feet and South 89°52'17" West 16.67 feet from the South ¼ Corner of Section 21, T1S, R2W, S.L.B. & M. (Basis of Bearing: S89°54'03"W along the Section line between the South ¼ Corner and the Southwest Corner of Section 21) and running;

thence South 0°03'08" West 36.24 feet along said West right-of-way line to a point of curvature with a non-tangent curve, said point being on the east line of that certain property as described in the Special Warranty Deed as Entry#12740339 in Book 10658 at Page 6082;

thence along the said east line the following four (4) courses: 23.45 feet along the arc of a 15.00 foot radius curve to the left through a central angle of 89°34'53" (Long Chord Bears North 44°42'19" West 21.14 feet), North 0°08'06" East 50.00 feet to a point of curvature with a non-tangent curve, 23.54 feet along the arc of a 15.00 foot radius curve to the left through a central angle of 89°54'58" (Long Chord Bears North 45°02'31" East 21.20 feet), North 0°04'58" East 382.41 feet to the south line of the Kennecott Copper Corporation Property;

thence along the Kennecott Copper Corporation Property the following 9 Courses:

thence South 86°53'10" East 726.94 feet to a point of curvature;

thence 73.66 feet along the arc of a 800.00 foot radius curve to the left through a central angle of 05°16'31" (Long Chord Bears South 89°31'26" East 73.63 feet);

thence North 87°50'18" East 595.79 feet;

thence South 85°54'02" East 48.03 feet;

thence North 84°00'03" East 67.83 feet;

thence North 89°56'27" East 528.89 feet;

thence South 79°25'00" East 37.37 feet;

thence North 84°48'34" East 77.16 feet;

thence North 89°56'27" East 475.58 feet to the west right-of-way line of 7200 West Street;

thence along the said west right-of-way the following two (2) courses: South 0°09'19" East 66.50 feet, South 0°09'32" East 328.50 feet to the northeast corner of Parcel 14-21-127-039;

thence West 1718.67 feet along the north line of said Parcel 14-21-427-039 to and along Parcel 14-21-127-013 to and along Parcel 14-21-147-016 to the west line of said Parcel 14-21-147-016;

thence South 2.73 feet along the west line of said Parcel 14-21-147-016;

thence South 89°51'02" West 305.18 along Parcel 14-21-142-006;

thence South 0°05'53" East 13.46 feet along the west line of said property;

thence South 89°52'17" West 606.31 feet to and along the North line of said North Meadows Phase 2 Subdivision to the point of beginning.

LESS AND EXCEPT THE FOLLOWING TWO DESCRIPTIONS

A parcel of land located in the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, located in Magna, Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of 7200 West Street, said point being North 0°09'32" West 495.11 feet along the section line and South 89°50'28" West 39.96 feet from the Southeast Corner of Section 21, T1S, R2W, S.L.B. & M. (Basis of Bearing: S89°54'03"W along the Section line between the South ¼ Corner and the Southwest Corner of Section 21) and running;

Thence West 670.16 feet;

Thence North 0°09'19" West 302.31 feet to a point of curvature;

thence 47.79 feet along the arc of a 40.50 foot radius curve to the left through a central angle of 67°36'51" (Long Chord Bears North 56°04'49" East 45.07 feet) to a point of reverse curvature;

thence 22.19 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 50°50'46" (Long Chord Bears North 47°41'46" East 21.46 feet) to a point of compound curvature;

thence 48.00 feet along the arc of a 163.50 foot radius curve to the right through a central angle of 16°49'18" (Long Chord Bears North 81°31'48" East 47.83 feet);

thence North 89°56'27" East 326.82 feet to a point of curvature;

thence 122.13 feet along the arc of a 163.50 foot radius curve to the right through a central angle of 42°47'54" (Long Chord Bears South 68°39'36" East 119.31 feet);

thence South 47°15'39" East 50.37 feet to a point of curvature;

thence 99.14 feet along the arc of a 198.50 foot radius curve to the left through a central angle of 28°37'00" (Long Chord Bears South 61°34'09" East 98.11 feet) to a point of reverse curvature;

thence 9.53 feet along the arc of a 24.50 foot radius curve to the right through a central angle of 22°17'21" (Long Chord Bears South 64°43'59" East 9.47 feet) to the westerly right-of-way line of 7200 West Street;

thence South 0°09'32" East 220.93 feet along said westerly right-of-way line of 7200 West Street to the point of beginning.

AND

A parcel of land located in the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, located in Magna, Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of 7200 West Street, said point being North 0°09'32" West 890.11 feet along the section line and South 89°50'28" West 39.95 feet from the Southeast Corner of Section 21, T1S, R2W, S.L.B.& M. (Basis of Bearing: S89°54'03"W along the Section line between the South ¼ Corner and the Southwest Corner of Section 21) and running;

Thence South 0°09'19" East 44.39 feet;

Thence South 26°23'43" West 13.28 feet;

Thence South 0°06'30" East 51.30 feet;

Thence South 10°05'11" West 11.30 feet to a point of curvature;

thence 29.99 feet along the arc of a 24.50 foot radius curve to the right through a central angle of 70°07'58" (Long Chord Bears South 82°37'22" West 28.15 feet) to a point of compound curvature;

thence 42.99 feet along the arc of a 163.50 foot radius curve to the right through a central angle of $15^{\circ}04'01''$ (Long Chord Bears North $54^{\circ}47'39''$ West 42.87 feet);

Thence North $47^{\circ}15'39''$ West 50.37 feet to a point of curvature;

Thence 148.27 feet along the arc of a 198.50 foot radius curve to the left through a central angle of $42^{\circ}47'54''$ (Long Chord Bears North $68^{\circ}39'36''$ West 144.85 feet);

Thence North $0^{\circ}03'33''$ West 10.46 feet;

Thence North $89^{\circ}56'27''$ East 242.54 feet to the point of beginning.