


When Recorded Return to:  
DAI Managers, LLC  
1099 W. South Jordan Pkwy  
South Jordan, UT 84095



ENT 47253:2018 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 May 21 2:14 pm FEE 14.00 BY VP  
RECORDED FOR EVANS RANCH, LLC

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## NOTICE OF REINVESTMENT FEE COVENANT

(Evans Ranch Plat "K-3")

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Pursuant to Utah Code Ann. § 57-1-46(6), the Evans Ranch Owners Association, Inc. ("**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, which is subject to the Amended & Restated Declaration of Covenants, Conditions and Restrictions for Evans Ranch recorded with the Utah County Recorder February 22, 2016 as Entry No. 14297, and any amendments or supplements thereto (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 as established by the Association's Board of Directors in accordance with Section 4.6 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). In no event, shall the reinvestment fee exceed the maximum rate permitted by applicable law.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Evans Ranch Plat "K-3"** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:  
Evans Ranch Owners Association, Inc.  
1099 W. South Jordan Parkway  
South Jordan, Utah 84095
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, by and through a vote as provided for in the amendment provisions of the Declaration, may 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 Declarant 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 8<sup>th</sup> day of MAY, 2018.

Evans Ranch, LLC  
a Utah limited liability company,  
By: DAI Managers, LLC, its Manager

By: \_\_\_\_\_

Name: Nathan Shipp

Its: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 8<sup>th</sup> day of MAY, 2018, personally appeared before me Nathan Shipp who by me being duly sworn, did say that she/he is an authorized representative of DAI Managers, LLC, the Manager of Evans Ranch, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Katelyn Mickelsen  
Notary Public

EXHIBIT A  
[Legal Description]

All of Evans Ranch Plat "K-3", according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°16'15"E ALONG THE SECTION LINE 672.10 FEET FROM THE SOUTHWEST CORNER OF SECTION 28 TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; THENCE N0°43'45"E 136.34 FEET; THENCE N89°16'15"W 59.26 FEET; THENCE N0°24'57"E 276.32 FEET; THENCE N1°00'57"W 400.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 850.75 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 109.95 FEET (RADIUS BEARS: S27°37'53"W) THROUGH A CENTRAL ANGLE OF 7°24'17" (CHORD: S58°39'58"E 109.87 FEET); THENCE S54°57'50"E 41.04 FEET; THENCE ALONG THE ARC OF A 218.00 FOOT RADIUS CURVE TO THE LEFT 58.21 FEET THROUGH A CENTRAL ANGLE OF 15°17'55" (CHORD: S62°36'47"E 58.04 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 21.16 FEET THROUGH A CENTRAL ANGLE OF 80°50'19" (CHORD: S29°50'35"E 19.45 FEET); THENCE ALONG THE ARC OF A 353.00 FOOT RADIUS CURVE TO THE LEFT 4.86 FEET THROUGH A CENTRAL ANGLE OF 0°47'21" (CHORD: S10°10'54"W 4.86 FEET); THENCE S80°12'47"E 36.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 316.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 93.74 FEET (RADIUS BEARS S80°12'47"E) THROUGH A CENTRAL ANGLE OF 16°58'11" (CHORD: N18°16'19"E 93.40 FEET); THENCE N26°45'23"E 23.17 FEET; THENCE S63°14'38"E 16.51 FEET; THENCE S26°45'22"W 23.17 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT 192.77 FEET THROUGH A CENTRAL ANGLE OF 36°48'56" (CHORD: S8°20'54"W 189.47 FEET); THENCE ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT 105.34 FEET THROUGH A CENTRAL ANGLE OF 10°03'34" (CHORD: S5°01'47"E 105.21 FEET); THENCE SOUTH 335.82 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 54.08 FEET THROUGH A CENTRAL ANGLE OF 61°57'57" (CHORD: S30°58'58"W 51.48 FEET); THENCE SOUTH 89.52 FEET; THENCE N89°16'15"W 160.40 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3.90 ACRES