

1326/4

E

WHEN RECORDED RETURN TO:  
James R. Blakesley  
Attorney at Law  
2595 East 3300 South  
Salt Lake City, Utah 84109  
(801) 485-1555  
jim@blakesleylaw.com



ENT 108719:2015 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2015 Dec 04 9:00 am FEE 1326.00 BY SW  
RECORDED FOR JAMES R BLAKESLEY PLLC

### NOTICE OF REINVESTMENT FEE COVENANT

PLEASE NOTE that the Buyer or Seller of a Lot or Unit at Harvest Hills shall be required to pay to the Harvest Hills Master Association at the time of closing or settlement of the sale of a Lot or Unit a Reinvestment Fee in a sum to be determined by the Board of Directors pursuant to:

The Master Declaration of Covenants, Conditions and Restrictions for Harvest Hills Master Planned Community recorded November 9, 2000 as Entry No. 88977:2000 at Pages 1-30 of the official records of Utah County, Utah as amended and supplemented (the "Master Declaration").

This notice affects the real property located in Utah County, Utah described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference (collectively "Land" and individually "Lot or Unit").

This is a large master planned development. There are approximately 1,300 lots and units. The Master Association shall comply with Utah Code Ann., Section 57-1-46(1)(f)(ii); the amount of the Reinvestment Fee will be established by the Board of Directors and may be equal or proportionate to either size or par value.

For use herein the term "large master planned development" shall mean a development of at least 500 acres or 500 Lots or Units and includes a commitment to fund, construct, develop or maintain common infrastructure, association facilities, community programming, resort facilities, open space or recreation amenities

The name of the Master Association of Lot or Unit owners responsible for the collection and management of the Reinvestment Fee is the Harvest Hills Master Home Owners Association (the "Master Association"). The principal place of business of the Master Association is 212 E. Crossroads Boulevard, #444, Saratoga Springs, Utah 84045.

The current President of the Master Association is Bryan King. This written notice has been signed by an authorized representative of the Master Association.

The Reinvestment Fee Covenant is intended to run with the Land and to bind successors in interest and assigns thereof.

The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Land or any Lot or Unit.

The duration of the Reinvestment Fee Covenant is perpetual unless or until the Master Declaration is amended pursuant to Article XII, Sections 12.4, 12.7 and 12.9 of the Master Declaration.

The Reinvestment Fee is to be paid to the Master Association under the auspices of the Reinvestment Fee Covenant as set forth in Sections 5.1, 5.3, 5.11, 6.4, 6.12 and 12.9 of the Master Declaration, Sections 6.1 and 6.2 of the Bylaws, and the current Rules and Regulations (collectively, "Reinvestment Fee Covenant").

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the Land and Lots or Units.

The Reinvestment Fee Covenant may not be enforced upon:

- (1) An involuntary transfer;
- (2) A transfer that results from a court order;
- (3) A bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity;
- (4) A transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or
- (5) The transfer of the Lot or Unit by a financial institution.

IN WITNESS WHEREOF, the Master Association has executed this notice the 24 day of November, 2015.

HARVEST HILLS MASTER HOME OWNERS ASSOCIATION

By: 

Name: Bryan King

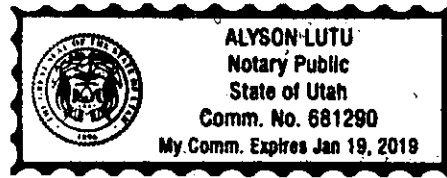
Title: President

**ACKNOWLEDGMENT**

STATE OF UTAH            )  
                                  )ss:  
COUNTY OF UTAH        )

On the 24 day of November, 2015, personally appeared before me Bryan King, who by me being duly sworn, did say that he is the President of the Harvest Hills Master Owners Association, and that the within and foregoing notice was signed in behalf of said Association by authority of a resolution of its Board of Directors, and said Bryan King duly acknowledged to me that said Association executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT "A"**  
**Legal Description**

The Land referred to in the foregoing notice is located in Utah County, Utah and is described more particularly as follows:

Commencing at the North 1/4 corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; Thence South 0 degrees 28' 23" West along the 1/4 section line 5,087.448 feet; Thence North 51 degrees 21' 00" East 267.667 feet; Thence North 8 degrees 28' 42" East 250.453 feet; Thence North 30 degrees 38' 29" East 173.248 feet; Thence North 5 degrees 55' 05" East 323.992 feet; Thence North 8 degrees 39' 52" East 126.95 feet; Thence North 25 degrees 13' 27" East 115.944 feet; Thence South 89 degrees 17' 21" East along the North side of a ditch bank 1,300.996 feet; Thence South 2 degrees 34' 47" East along the East side of a ditch bank 637.36 feet; Thence North 89 degrees 51' 27" East along the North side of ditch bank and the extension of said ditch bank 874.936 feet; Thence North 53 degrees 45' 05" East 1,063.171 feet; Thence North 12 degrees 44' 00" East 1,917.038 feet; Thence North 405.616 feet; Thence North 89 degrees 00' 00" West 1,207.69 feet; Thence North 85 degrees 00' 00" West 825.00 feet; Thence North 60 degrees 00' 00" West 462.00 feet; Thence North 330.00 feet; Thence North 79 degrees 00' 00" East 528.00 feet; Thence South 64 degrees 22' 00" East 780.50 feet; Thence North 86 degrees 13' 40" East 397.408 feet; Thence North 5 degrees 08' 58" East 996.398 feet; Thence North 6 degrees 08' 00" East to the section line 309.884 feet; Thence North 89 degrees 55' 02" East along the section line 21.472 feet; Thence North 0 degrees 23' 56" East 922.451 feet; Thence North 89 degrees 58' 28" West 1,139.495 feet; Thence South 26 degrees 34' 00" West to the section line 1,044.194 feet; thence South 89 degrees 26' 52" West along the section line 1,611.736 feet to the point of beginning.

And including a parcel within the following description:

Beginning at a point in a fence line on the Westerly side of Highway 68, which point is North 236.215 feet and West 3,506.532 feet (based upon the Utah State Coordinate System, Central Zone) from the East quarter corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 69 degrees 35' 11" West 768.52 feet; Thence North 12 degrees 36' 35" East 490.02 feet; Thence North 89 degrees 53' 08" East 568.37 feet to said fence line; Thence South 12 degrees 00' 09" East along said fence line 216.00 feet to the point of beginning.

Including property adjacent to the above parcels which is joined to the above parcels by way of boundary line agreements, and excluding any of the above described property which is quit claimed to neighboring property owners by way of boundary line agreements.