

When Recorded Return to:
THE VILLAGES ON WINCHESTER, LLC
4804 S. 1140 E.
Salt Lake City, UT 84117

12931921
2/11/2019 8:15:00 AM \$77.00
Book - 10751 Pg - 7343-7345
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MILLER HARRISON LLC
BY: eCASH, DEPUTY - EF 3 P.

NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. § 57-1-46(6), the Villages on Winchester Homeowners Association, a Utah non-profit corporation (the "**Association**"), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, and any additional land that is annexed into and made subject to the Declaration of Covenants, Conditions, and Restrictions for The Villages on Winchester, that was recorded June 19, 2017, as Entry No. 12558657 in the records of Salt Lake County, and any amendments or supplements thereto (the "**Declaration**"). The Reinvestment Fee Covenant is created by and is set forth in Article VI, Section 6.1(o) of 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 determined by the Association's Management Committee in accordance with Article 6, Section 6.1(o) of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8).

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **The Villages on Winchester Homeowners Association, Inc.** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
Villages on Winchester Homeowners Association, Inc.
4804 S. 1140 E.
Salt Lake City, UT 84117
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 Salt Lake County Recorder.

DATED this 4 day of February, 2019.

The Villages on Winchester Homeowners Association, Inc.

a Utah nonprofit corporation

By: [Signature]

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 4 day of February, 2019, personally appeared before me Brad Reynolds who by me being duly sworn, did say that she/he is an authorized representative of THE VILLAGES ON WINCHESTER HOMEOWNERS ASSOCIATION, INC., and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public

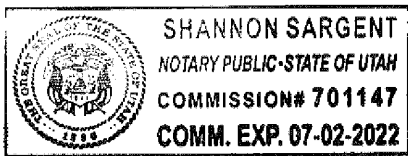


EXHIBIT A
[Legal Description]

All of **The Villages on Winchester**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 12556889, in Book 2017P, at Page 142.

Including Lots T101 through T163 and Common Area

Parcel Numbers: **21224270150000** through **21224270660000**
 21224310010000 through **21224310120000**