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10/27/2016 02:18 PM #49-00  
Book - 10492 Pg - 9040-9042  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
4 INDEPENDENCE LLC  
1099 W SOUTH JORDAN PKWY  
SOUTH JORDAN UT 84095  
BY: SMP, DEPUTY - WI 3 P.

WHEN RECORDED, MAIL TO:

Independence at the Point Master Owners Association, Inc.  
c/o Bryan J. Flamm  
1099 West South Jordan Parkway  
South Jordan, UT 84095

**SUPPLEMENTAL NOTICE OF REINVESTMENT FEE COVENANT**

*Independence at the Point  
(All of Iron Horse Plat B)*

*Bluffdale City, Salt Lake County, State of Utah*

Pursuant to Utah Code Ann. §57-1-46(6), this supplemental notice is hereby provided to confirm that each Unit that is part of the development project completed (or to be completed) upon the real property situated in Bluffdale City, Salt Lake County, State of Utah, which is more fully described in Exhibit A hereto (the "**Project**"), and which is subject to that certain Declaration of Covenants, Conditions, Easements and Restrictions for Independence at the Point recorded with the Salt Lake County Recorder's Office on October 17, 2012, as Entry No. 11493945 (the "**Master Declaration**"), as amended, is subject to a reinvestment fee covenant requiring payment to the Association (defined below) of an amount to be established by the board of directors of the Association (the "**Board**") from time to time, provided that in no event shall the reinvestment fee exceed the lesser of (a) \$1,000 total (as adjusted from time to time in the Board's reasonable judgment for inflation), (b) 0.5% of the value of the applicable Lot or Parcel, or (c) the maximum rate permitted by applicable law.

In connection with the Master Declaration, a Notice of Reinvestment Fee Covenant was previously recorded with the Salt Lake County Recorder's Office on February 7, 2013, as Entry No. 11572462. The undersigned hereby provides this supplemental notice with respect to the Project to confirm that all of the Project is subject to such Notice. Capitalized terms not otherwise defined herein shall have the meaning assigned to them in the Declaration.

1. The "**Association**" means Independence at the Point Master Owners Association, Inc., and the fee under the reinvestment fee covenant shall be paid to the Association and delivered to:

Independence at the Point Master Owners Association, Inc.  
1099 West South Jordan Parkway  
South Jordan, UT 84095

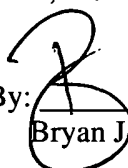
2. The reinvestment fee covenant, which is described in Section 7.9 of the Master Declaration, is intended to run with the land and to bind all successors in interest and assigns.

3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The reinvestment fee covenant shall remain in full force and effect for so long as the Declaration encumbers the Project.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide the Association with funds sufficient to maintain, repair, and otherwise preserve the Community Areas of the Project.
6. The fee required to be paid to the Association under the reinvestment fee covenant is required to be used by the Association to benefit the burdened property, including, without limitation, to maintain, repair, and otherwise preserve the Community Areas of the Project for the benefit of all of the Lots and Parcels encumbered by the Declaration.

WHEREFORE, this Supplemental Notice of Reinvestment Fee Covenant is executed by the undersigned authorized representative of the Association as of the 25 day of ~~September~~<sup>October</sup>, 2016.


**ASSOCIATION:**

INDEPENDENCE AT THE POINT  
 MASTER OWNERS ASSOCIATION,  
 INC., a Utah nonprofit corporation

By:   
 Bryan J. Flamm, President

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

The foregoing instrument was acknowledged before me this 25 day of ~~September~~<sup>October</sup>, 2016, by Bryan J. Flamm, President of Independence at the Point Master Owners Association, Inc., a Utah nonprofit corporation.

  
 Notary Public

My Commission Expires:  
11-19-2016



**EXHIBIT "A"**

(Legal Description of the property)

The following real property located in the City of Bluffdale, Salt Lake County, State of Utah:

**IRON HORSE, PLAT B**

A PORTION OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°46'54"W ALONG THE SECTION LINE 1364.19 FEET AND SOUTH 2088.07 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S18°48'32"E 101.36 FEET; THENCE ALONG THE ARC OF A 287.00 FOOT RADIUS CURVE TO THE LEFT 32.18 FEET THROUGH A CENTRAL ANGLE OF 6°25'30" (CHORD: S22°01'17"E 32.17 FEET); THENCE S67°33'44"W 92.51 FEET; THENCE ALONG THE ARC OF A 186.00 FOOT RADIUS CURVE TO THE LEFT 52.14 FEET THROUGH A CENTRAL ANGLE OF 16°03'43" (CHORD: S59°31'52"W 51.97 FEET); THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 34.23 FEET THROUGH A CENTRAL ANGLE OF 98°03'03" (CHORD: S2°28'29"W 30.20 FEET); THENCE S43°26'58"W 122.73 FEET; THENCE S46°33'02"E 59.36 FEET; THENCE S43°26'58"W 106.50 FEET; THENCE S24°37'00"W 36.54 FEET; THENCE S43°50'14"W 93.91 FEET; THENCE S46°09'46"E 63.00 FEET; THENCE N43°50'14"E 5.00 FEET; THENCE S46°09'46"E 18.00 FEET; THENCE N43°50'14"E 9.26 FEET; THENCE S46°09'46"E 33.00 FEET; THENCE S43°50'14"W 83.02 FEET; THENCE ALONG THE ARC OF A 1014.00 FOOT RADIUS CURVE TO THE RIGHT 56.38 FEET THROUGH A CENTRAL ANGLE OF 3°11'09" (CHORD: S45°25'49"W 56.37 FEET); THENCE S42°26'24"E 18.00 FEET; THENCE S41°18'24"E 73.67 FEET; THENCE ALONG THE ARC OF A 1938.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N41°18'24"W) TO THE RIGHT 420.68 FEET THROUGH A CENTRAL ANGLE OF 12°26'02" (CHORD: S54°54'37"W 419.86 FEET); THENCE N27°25'43"W 163.61 FEET; THENCE S62°34'17"W 43.00 FEET; THENCE N27°25'43"W 139.53 FEET; THENCE N62°34'17"E 305.01 FEET; THENCE N17°34'17"E 220.68 FEET; THENCE S82°17'48"E 78.60 FEET; THENCE S86°33'11"E 51.00 FEET; THENCE ALONG THE ARC OF A 169.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N86°33'11"W) TO THE LEFT 18.94 FEET THROUGH A CENTRAL ANGLE OF 6°25'10" (CHORD: N0°14'14"E 18.93 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 15.67 FEET THROUGH A CENTRAL ANGLE OF 59°50'46" (CHORD: N26°57'02"E 14.97 FEET); THENCE N33°07'35"W 5.00 FEET; THENCE ALONG THE ARC OF A 164.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N33°07'35"W) TO THE LEFT 33.57 FEET THROUGH A CENTRAL ANGLE OF 11°43'40" (CHORD: N51°00'35"E 33.51 FEET); THENCE N44°51'15"W 55.95 FEET; THENCE N43°26'58"E 85.26 FEET; THENCE N27°25'43"W 66.67 FEET; THENCE N38°06'35"E 171.63 FEET; THENCE N73°10'21"E 101.52 FEET; THENCE N46°33'58"E 32.35 FEET; THENCE N71°11'28"E 38.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.10± ACRES