

WHEN RECORDED, MAIL TO:

Evans Ranch Owners Association, Inc.
c/o Joseph Salisbury
1099 West South Jordan Parkway
South Jordan, UT 84095

ENT 29278:2014 PG 1 of 3
Jeffery Smith
Utah County Recorder
2014 May 01 01:00 PM FEE 16.00 BY SS
RECORDED FOR Advanced Title
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE COVENANT

Evans Ranch

Eagle Mountain City, Utah County, State of Utah

Pursuant to Utah Code Ann. §57-1-46(6), notice is hereby provided that each Lot that is part of the development project to be completed upon the real property situated in Eagle Mountain City, Utah 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 and Restrictions for Evans Ranch, recorded with the Utah County Recorder's Office on 5 MAY, 2014, as Entry No. 29104:2014 (the "**Declaration**"), is subject to a reinvestment fee covenant requiring payment to the Association (defined below) of an amount to be established by the board of trustees of the Association (the "**Board**") from time to time, provided that in no event shall the reinvestment fee exceed the maximum rate permitted by applicable law. Capitalized terms not otherwise defined herein shall have the meaning assigned to them in the Declaration.

1. The "**Association**" means Evans Ranch Owners Association, Inc., and the fee under the reinvestment fee covenant shall be paid to the Association and delivered to:

Evans Ranch Owners Association, Inc.
1099 West South Jordan Parkway
South Jordan, UT 84095

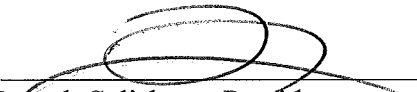
2. The reinvestment fee covenant, which is described in Section 4.6 of the Declaration, is intended to run with the land and to bind all successors in interest and assigns.
3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened 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 for common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; or expenses of the Association.

- 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 Common Area and Common Elements of the Project for the benefit of all of the Lots encumbered by the Declaration.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by the undersigned authorized representative of the Association.

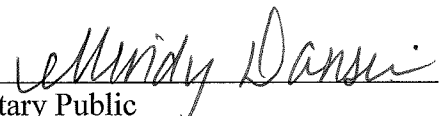
ASSOCIATION:

EVANS RANCH OWNERS
ASSOCIATION, INC., a Utah nonprofit
corporation

By: 
Joseph Salisbury, President

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

The foregoing instrument was acknowledged before me this 29th day of April, 2014, by Joseph Salisbury, President of Evans Ranch Owners Association, Inc., a Utah nonprofit corporation.


Notary Public

My Commission Expires:

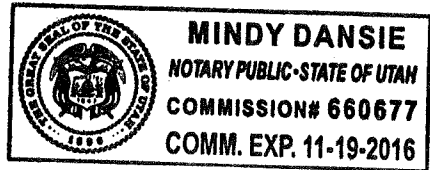


EXHIBIT A

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

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°37'35"E ALONG THE SECTION LINE 22.45 FEET; THENCE S89°22'25"E 4.00 FEET; THENCE N72°29'19"E 17.08 FEET; THENCE ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT 28.75 FEET THROUGH A CENTRAL ANGLE OF 11°45'57" (CORD: N66°36'21"E 28.70 FEET); THENCE S25°29'24"E 139.44 FEET; THENCE ALONG THE ARC OF A 82.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S23°02'41"E) TO THE RIGHT 82.00 FEET THROUGH A CENTRAL ANGLE OF 14°22'52" (CHORD: N74°08'45"E 20.53 FEET); THENCE N81°20'11"E 28.88 FEET; THENCE S8°39'44"E 78.00 FEET; THENCE S81°20'11"W 12.45 FEET; THENCE S21°55'47"W 152.62 FEET; THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S39°43'51"W) TO THE LEFT 39.80 FEET THROUGH A CENTRAL ANGLE OF 32°34'40" (CHORD: N66°33'29"W 39.27 FEET); THENCE N82°50'49"W 61.03 FEET; THENCE N89°22'57"W 4.00 FEET TO THE SECTION LINE; THENCE N0°37'03"E ALONG THE SECTION LINE 274.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.86 ACRES