



ENT 65175:2017 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Jul 06 9:46 am FEE 125.00 BY VP  
RECORDED FOR EVANS RANCH

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## NOTICE OF REINVESTMENT FEE COVENANT

(Evans Ranch Plats "A", "B-2", "K-1" & "K-5")

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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 Plats "A", "B-2", "K-1" & "K-5"** 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 5<sup>th</sup> day of July, 2017.

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

By: Nathan Chipp  
Its: Manager

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

On the 5<sup>th</sup> day of July, 2017, personally appeared before me Nathan Chipp 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.

Mindy Dansie  
Notary Public



EXHIBIT A  
[Legal Description]

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

More particularly described as:

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

BEGINNING AT POINT LOCATED S0°37'35"W ALONG THE SECTION LINE 1322.10 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING-S0°37'03"W ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER TO THE SOUTHWEST CORNER OF SAID SECTION 28); THENCE S89°18'28"E 508.48 FEET; THENCE S56°03'30"E 73.96 FEET; THENCE S37°11'04"E 148.10 FEET; THENCE S48°23'12"E 204.16 FEET; THENCE S29°30'47"E 171.25 FEET; THENCE S8°51'48"E 114.34 FEET; THENCE S11°16'38"E 142.09 FEET; THENCE S85°58'11"W 62.76 FEET; THENCE S50°28'47"W 179.66 FEET; THENCE S51°33'24"W 53.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 376.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N51°33'24"E) TO THE LEFT 26.51 FEET THROUGH A CENTRAL ANGLE OF 4°02'04" (CHORD: S40°27'38"E 26.50 FEET); THENCE S42°28'39"E 22.39 FEET; THENCE S55°57'40"W 157.44 FEET; THENCE N86°32'29"W 104.82 FEET; THENCE N2°47'10"W 357.09 FEET; THENCE N31°27'51"W 180.41 FEET; THENCE S80°30'41"W 25.45 FEET; THENCE N78°57'56"W 100.85 FEET; THENCE N69°43'05"W 53.00 FEET; THENCE ALONG THE ARC OF A 815.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N69°43'05"W) 32.07 FEET THROUGH A CENTRAL ANGLE OF 2°15'11" (CHORD: N19°09'19"E 32.07 FEET); THENCE N81°14'25"W 91.75 FEET; THENCE N39°14'58"W 7.16 FEET; THENCE S59°23'09"W 99.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 59.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S58°39'16"W) 36.93 FEET THROUGH A CENTRAL ANGLE OF 35°52'00" (CHORD: N49°16'45"W 36.33 FEET); THENCE N67°12'45"W 26.77 FEET; THENCE N89°22'25"W 4.00 FEET; THENCE N0°37'35"E 368.21 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±11.03 ACRES

Serial Numbers 38:490:0001 through 38:490:0030

All of the Evans Ranch Plat "B-2", according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

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 A POINT ON THE WEST SECTION LINE OF SAID SECTION 28, SAID POINT BEING N0°37'35"E 22.45 FEET FROM THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°37'35"E 151.95 FEET; THENCE S89°22'25"E 115.99 FEET; THENCE N86°37'45"E 175.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 273.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 3.32 FEET (RADIUS BEARS: S59°05'18"W) THROUGH A CENTRAL ANGLE OF 0°41'43" (CHORD: N31°15'34"W 3.32 FEET); THENCE N58°23'35"E 53.00 FEET; THENCE N42°20'00"E 111.65 FEET; THENCE N7°19'15"E 49.90 FEET; THENCE S54°58'38"E 28.87 FEET; THENCE N42°20'00"E 112.91 FEET; THENCE S2°47'10"E 28.22 FEET; THENCE S66°32'29"E 104.82 FEET; THENCE N55°57'40"E 157.44 FEET; THENCE N42°28'39"W 22.39 FEET; THENCE ALONG THE ARC OF A 376.50 FOOT RADIUS CURVE TO THE RIGHT 26.51 FEET THROUGH A CENTRAL ANGLE OF 4°02'04" (CHORD: N40°27'38"W 26.50 FEET); THENCE N51°33'24"E 53.00 FEET; THENCE N50°28'47"E 179.66 FEET; THENCE N85°58'11"E 62.76 FEET; THENCE S39°45'16"E 144.91 FEET; THENCE S42°59'30"E 102.76 FEET; THENCE S30°04'35"E 179.13 FEET; THENCE S74°59'35"W 198.13 FEET; THENCE S49°41'54"W 188.16 FEET; THENCE S66°08'29"W 141.96 FEET; THENCE S78°55'02"W 268.32 FEET; THENCE S62°42'22"W 124.57 FEET; THENCE S2°12'14"E 58.96 FEET; THENCE S28°37'28"W 135.86 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 192.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 119.35 FEET (RADIUS BEARS: N33°40'20"E) THROUGH A CENTRAL ANGLE OF 35°31'22" (CHORD: N38°33'59"W 117.45 FEET); THENCE S69°11'42"W 53.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 21.74 FEET (RADIUS BEARS: S69°11'42"W) THROUGH A CENTRAL ANGLE OF 77°51'52" (CHORD: N59°44'14"W 20.11 FEET); THENCE N8°39'44"W 78.00 FEET; THENCE S81°20'11"W 28.88 FEET; THENCE ALONG THE ARC OF A 82.00 FOOT RADIUS CURVE TO THE LEFT 20.58 FEET THROUGH A CENTRAL ANGLE OF 14°22'52" (CHORD: S74°08'45"W 20.53 FEET); THENCE N25°29'24"W 139.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 140.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 28.75 FEET (RADIUS BEARS: N29°16'38"W) THROUGH A CENTRAL ANGLE OF 11°45'57" (CHORD: S68°36'21"W 28.70 FEET); THENCE S72°29'19"W 17.08 FEET; THENCE N89°22'25"W 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.19 ACRES

Serial Numbers 38:465:0001 through 38:465:0034

All of the Evans Ranch Plat "K-1", 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 N0°37'03"E ALONG THE SECTION LINE 1007.58 FEET AND EAST 405.02 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 977.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 384.98 FEET (RADIUS BEARS: S11°52'22"W) THROUGH A CENTRAL ANGLE OF 22°34'33" (CHORD: S66°50'22"E 382.47 FEET); THENCE ALONG THE ARC OF A 890.10 FOOT RADIUS CURVE TO THE LEFT 78.67 FEET THROUGH A CENTRAL ANGLE OF 5°03'51" (CHORD: S58°05'01"E 78.65 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.87 FEET THROUGH A CENTRAL ANGLE OF 87°22'19" (CHORD: S16°53'47"E 20.72 FEET); THENCE S63°14'38"E 36.49 FEET; THENCE S26°45'22"W 23.17 FEET; THENCE ALONG THE ARC OF A 316.50 FOOT RADIUS CURVE TO THE LEFT 93.74 FEET THROUGH A CENTRAL ANGLE OF 18°58'11" (CHORD: S18°15'19"W 93.40 FEET); THENCE N80°12'47"W 36.49 FEET; THENCE ALONG THE ARC OF A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 4.86 FEET (RADIUS BEARS: S80°12'47"E) THROUGH A CENTRAL ANGLE OF 0°47'21" (CHORD: N10°10'54"E 4.86 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 21.18 FEET THROUGH A CENTRAL ANGLE OF 80°50'19" (CHORD: N29°50'35"W 19.45 FEET); THENCE ALONG THE ARC OF A 218.00 FOOT RADIUS CURVE TO THE RIGHT 58.21 FEET THROUGH A CENTRAL ANGLE OF 15°17'55" (CHORD: N62°36'47"W 58.04 FEET); THENCE N54°57'50"W 41.04 FEET; THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS CURVE TO THE LEFT 170.24 FEET THROUGH A CENTRAL ANGLE OF 11°27'56" (CHORD: N60°41'49"W 169.96 FEET); THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 36.06 FEET THROUGH A CENTRAL ANGLE OF 103°19'11" (CHORD: S61°54'42"W 31.37 FEET); THENCE N79°44'52"W 31.00 FEET; THENCE ALONG THE ARC OF A 213.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 12.75 FEET (RADIUS BEARS: S79°44'52"E) THROUGH A CENTRAL ANGLE OF 3°25'42" (CHORD: N11°57'59"E 12.74 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 10.23 FEET THROUGH A CENTRAL ANGLE OF 23°26'07" (CHORD: N1°57'46"E 10.15 FEET); THENCE S80°14'43"W 5.00 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 21.84 FEET (RADIUS BEARS: S80°14'43"W) THROUGH A CENTRAL ANGLE OF 61°58'48" (CHORD: N40°44'41"W 20.60 FEET); THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS CURVE TO THE LEFT 28.85 FEET THROUGH A CENTRAL ANGLE OF 1°56'36" (CHORD: N72°42'25"W 28.85 FEET); THENCE S16°47'54"W 20.67 FEET; THENCE N73°12'06"W 27.00 FEET; THENCE N16°47'54"E 20.02 FEET; THENCE ALONG THE ARC OF A 850.75 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 8.12 FEET (RADIUS BEARS: S14°30'08"W) THROUGH A CENTRAL ANGLE OF 0°32'49" (CHORD: N75°45'16"W 8.12 FEET); THENCE S82°49'12"W 5.62 FEET; THENCE N0°37'03"E 131.18 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.45 ACRES

Serial Numbers 38:513:0001 through 38:513:0016

All of the Evans Ranch Plat "K-5", 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 N0°37'03"E ALONG THE SECTION LINE 1004.55 FEET & EAST 50.99 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N78°10'16"E 89.18 FEET; THENCE ALONG THE ARC OF A 456.50 FOOT RADIUS CURVE TO THE RIGHT 101.47 FEET THROUGH A CENTRAL ANGLE OF 12°44'07" (CHORD: N84°32'19"E 101.26 FEET); THENCE ALONG THE ARC OF A 977.00 FOOT RADIUS CURVE TO THE RIGHT 187.00 FEET THROUGH A CENTRAL ANGLE OF 10°57'59" (CHORD: S83°36'38"E 186.71 FEET); THENCE S0°37'03"W 638.23 FEET; THENCE N89°22'57"W 141.00 FEET; THENCE N0°37'03"E 32.10 FEET; THENCE N89°22'57"W 170.00 FEET; THENCE N0°37'03"E 451.99 FEET; THENCE ALONG THE ARC OF A 398.00 FOOT RADIUS CURVE TO THE LEFT 125.29 FEET THROUGH A CENTRAL ANGLE OF 18°02'11" (CHORD: N8°24'03"W 124.77 FEET); THENCE N61°54'05"W 24.84 FEET; THENCE ALONG THE ARC OF A 26.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 12.79 FEET (RADIUS BEARS: N70°22'01"E) THROUGH A CENTRAL ANGLE OF 27°39'28" (CHORD: N5°48'14"W 12.67 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±1.57 ACRES

Serial Numbers 38:514:0001 through 38:514:0035