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5/9/2017 12:02:00 PM \$152.00
Book - 10555 Pg - 6435-6438
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

When recorded, return to
Ivory Development, LLC
970 E. Woodoak Lane
Salt Lake City, UT 84117

NOTICE OF REINVESTMENT FEE COVENANT
(Pursuant to Utah Code § 57-1-46)

Pursuant to Utah Code § 57-1-46, this Notice of Reinvestment Fee Covenant (this “**Notice**”) provides notice that a reinvestment fee covenant (the “**Reinvestment Fee Covenant**”) affects the real property that is described in **Exhibit A** to this Notice. The Reinvestment Fee Covenant is recorded as part of that certain Amended and Restated Declaration Covenants, Conditions and Restrictions, and Reservation of Easements for Echo Ridge Subdivision (the “**Declaration**”), with the Office of Recorder for Salt Lake County, Utah as Entry No. 11808797, as amended and supplemented.

Consistent with Utah Code § 57-1-46(6)(a), this Notice amends and supersedes any and all prior recorded notices of reinvestment fee covenant and all supplements thereto. This Notice may be expanded by the recording of supplemental notices to cover additional Lots (defined in the Declaration) as they may be annexed into the Echo Ridge Subdivision project (the “**Project**”).

THEREFORE, BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a property conveyance within the Project that:

1. The Echo Ridge Homeowners Association, Inc. (the “**Association**”) is the beneficiary of the Reinvestment Fee Covenant. The Association’s address is 856 East 12300 South, Ste. #7, Draper, UT 84020. The address of the Association’s registered agent, or other authorized representative, may change from time to time. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Association on file with the Utah Division of Corporations and/or Utah Department of Commerce Homeowner Associations Registry.

2. The Project governed by the Association is an approved development of less than 500 and includes a commitment to fund, construct, develop or maintain common infrastructure and Association facilities.

3. The burden and obligation of the Reinvestment Fee Covenant is intended to run with the land and to bind successors in interest and assigns of each and every Lot or Unit (as defined in the Declaration) in perpetuity. Notwithstanding, the Association's members, by and through the voting process outlined in the Declaration, may amend or terminate the Reinvestment Fee Covenant.

4. The purpose of the Reinvestment Fee Covenant is to generate funds dedicated to benefitting the burdened property and payment for: (a) common planning, facilities, and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) open space; (e) recreation amenities; (f) charitable purposes; or (g) Association expenses (as defined in Utah Code § 57-1-46(1)(a) and any other authorized use of such funds).

5. The Reinvestment Fee Covenant benefits the burdened property and the Reinvestment Fee required to be paid is required to benefit the burdened property.

6. The amount of the Reinvestment Fee shall be established by the Association's Board of Directors, subject to the applicable requirements of Utah Code § 57-1-46. Unless otherwise determined by the Association's Board of Directors the amount of the Reinvestment Fee shall be as follows:

- (a) On the initial transfer of the Lot or Unit from the successor declarant or the developer to the first purchaser, three hundred dollars (\$300.00), subject to § 57-1-46(5).
- (b) For subsequent transfers: one quarter of one percent (.25%) of the value of the Lot or Unit.

7. For the purpose of § 6(b) of this Notice and the Reinvestment Fee Covenant, the "value" of the Lot or Unit shall be the higher of: (1) the value of the Lot or Unit, including any dwelling and other improvements that constructed thereon, as determined by the property tax assessor on the date of the transfer of title; (2) the purchase price paid for the Lot or Unit, including any dwelling and other improvements thereon; or (3) the value of the Lot or Unit, including any dwelling and other improvements thereon, on the date of the transfer of title, as determined in an appraisal that may be obtained (in the discretion of the Board of Directors) and paid for by the Association using an appraiser selected by the transferee of the property from a list of five appraisers selected by the Association.

8. Pursuant to Utah Code The Reinvestment Fee Covenant may not be enforced upon: (a) an involuntary transfer; (b) a transfer that results from a court order; (c) 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; (d) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or (e) the transfer of burdened property by a financial institution, except to the extent that the reinvestment fee covenant requires the payment of a common interest association's costs directly related to the transfer of the burdened property, not to exceed \$250.

9. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.

IN WITNESS WHEREOF, the Association has executed and delivered this Notice on the date set forth below, to be effective upon recording with Office of Recorder for Salt Lake County, Utah.

ECHO RIDGE HOMEOWNERS ASSOCIATION, INC.

By: *Christopher P. Gamvroulas*
Christopher P. Gamvroulas

DATE: 5-1-17

Its: Authorized Representative of the Board of Directors

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

Before me, on the 1st day of May, 2017, personally appeared Christopher P. Gamvroulas, in his capacity as the authorized representative of the Board of Directors of the Echo Ridge Homeowners Association, Inc., (the "Association") who acknowledged before me that he executed the foregoing instrument on behalf of the Association.

Bryon Franklin Prince
Notary Public

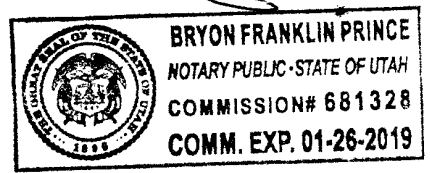


EXHIBIT "A"
PROPERTY DESCRIPTION

The real property and Lots referred to in the foregoing Notice are located in Salt Lake County, State of Utah and are described more particularly as follows:

Echo Ridge Subdivision, Phase 1, Lots 1 through 21, and Lots A-B, inclusive, as shown on the official plats thereof on file and of record in the office of the Office of Recorder for Salt Lake County, Utah and all appurtenant Common Area and Facilities. 26-10-226-008, 26-10-227-001 through 005, 26-10-228-001 through 008, 26-10-229-001 through 007, and 26-10-230-001 through 002

Echo Ridge Subdivision, Phase 2, Lots 22 through 46 and Lot C, inclusive, as shown on the official plats thereof on file and of record in the office of the Office of Recorder for Salt Lake County, Utah and all appurtenant Common Area and Facilities. 26-10-227-006 through 007, 26-10-228-009 through 020, 26-10-230-003 through 011, and 26-10-231-001 through 003.

Echo Ridge Subdivision, Phase 3, Lots 301 through 327 and Lot A, inclusive, as shown on the official plats thereof on file and of record in the office of the Office of Recorder for Salt Lake County, Utah and all appurtenant Common Area and Facilities. 26-10-226-014 through 015, 26-10-230-012 through 015, 26-10-231-004 through 016, and 26-10-232-001 through 009

Echo Ridge Subdivision, Phase 4, Lots 401 through 427, inclusive, as shown on the official plats thereof on file and of record in the office of the Office of Recorder for Salt Lake County, Utah and all appurtenant Common Area and Facilities. 26-10-226-016, 26-10-230-016 through 018, 26-10-232-010 through 020, 26-10-233-001 through 008, and 26-10-234-001 through 006.

Echo Ridge Subdivision, Phase 5, Lots 501 through 505, inclusive, as shown on the official plats thereof on file and of record in the office of the Office of Recorder for Salt Lake County, Utah and all appurtenant Common Area and Facilities. 26-10-226-017 through 018, 26-10-233-009, and 26-10-235-001 through 002.

Echo Ridge Subdivision, Phase 6, Lots 601 through 632, inclusive, as shown on the official plats thereof on file and of record in the office of the Office of Recorder for Salt Lake County, Utah and all appurtenant Common Area and Facilities. 26034760030000 through 26034760170000, and 26034780010000 through 26034780050000, and 26034790010000 through 26034790130000.