

Recorded at the request of:
Meadow Creek Ridge
Homeowners Association

ENT 10530:2022 PG 1 of 5
Andrea Allen
Utah County Recorder
2022 Jan 25 02:30 PM FEE 354.00 BY MC
RECORDED FOR Jenkins Bagley Sperry, PLLC
ELECTRONICALLY RECORDED

**Record against the Real Property
described in Exhibit A**

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 (the “**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 was recorded as part of the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Meadow Creek Ridge (the “**Declaration**”), Entry Number 10455:2022 in the official records of the County Recorder for Utah County, State of Utah. The Declaration (and any future amendments and supplements thereto) establishes certain obligations of which all owners, sellers, and buyers should be aware.

BE IT KNOWN TO ALL SELLERS, BUYERS, AND TITLE COMPANIES either owning, purchasing or assisting with the closing of a property conveyance within the Meadow Creek Ridge Subdivision, Phases 6-8, project **THAT**:

1. The Meadow Creek Ridge Homeowners Association (the “**Association**”) is the beneficiary of the Reinvestment Fee Covenant. and payment of the reinvestment shall be paid to the Association. The current address for the Association’s principle office is 12371 South 900 East, Suite 200, Draper, UT 84020. The Association’s registered agent is Community Solutions & Sales (the Association’s current community management company) and may be contacted at: 801-955-5126.

The address of the Association and its registered agent, or other authorized representative, may change from time to time as updated by the Association with the Utah Division of Corporations and Commercial Code and the Utah Department of Commerce. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Association on file with these divisions/departments of the state of Utah.

2. The Reinvestment Fee Covenant obligates the buyer or seller of real property within the Project to pay the Association a reinvestment fee upon and as a result of a transfer of the real property. The burden and obligation of the Reinvestment Fee Covenant is intended to: (i) run with all real property identified on Exhibit A; and (ii) bind successors in interest and assigns of each and every lot and lot owner within the Project. The duration of the Reinvestment Fee Covenant shall be in perpetuity unless and until the Association’s members amend or terminate the Reinvestment Fee Covenant pursuant to the amendment provisions of the Declaration.

3. The Reinvestment Fee Covenant is required to, and does, benefit the burdened property as the purpose of reinvestment fee paid to the Association under the Reinvestment Fee Covenant includes payment for: (i) common planning, facilities, and infrastructure in the Project; (ii) obligations arising from any environmental covenant; (iii) community programming; (iv) open space; (v) recreational facilities and amenities; (vi) charitable purposes; and/or (vii) Association expenses as provided for in Utah Code § 57-1-46(1)(a).

4. Pursuant to Utah Code § 57-1-46(8), payment of the reinvestment fee may not be enforced upon: (i) an involuntary transfer; (ii) a transfer that results from a court order; (iii) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer of the burdened property, provides adequate proof of consanguinity; (iv) a transfer of change of interest due to death, whether provided in a will, trust, or decree of distribution; or (v) a transfer of the burdened property by a financial institution, except for the costs (not to exceed \$250.00) directly related to the transfer of the burdened property, as required by the Reinvestment Fee Covenant.


5. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property, unless otherwise provided by Utah law.

6. Association's governing Board has the authority to establish the amount of the reinvestment fee, but such amount may not exceed one half of one percent (0.5%) of the value of the real property at the time of the transfer, which value of the real property includes the value of any residential dwelling and all other improvements on the real property subject to the Reinvestment Fee Covenant. The Association must be contacted to provide any seller, buyer, title company, or other third party with the amount of the reinvestment fee.

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IN WITNESS WHEREOF, the Association has executed and delivered this Notice on the dates indicated below, to be effective upon recording with the Utah County Recorder.


**MEADOW CREEK RIDGE
HOMEOWNERS ASSOCIATION**

By: 
Don Mathews, Board Member and
Authorized agent

DATED this 16 day of December, 2021.

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this 16 day of December, 2021, personally appeared before me Don Mathews, who being duly sworn did say that he is a board member and authorized agent of the Association and is authorized to execute this Notice of Reinvestment Fee Covenant on behalf of the Association.


Notary Public

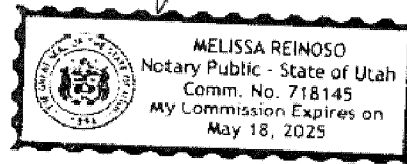


EXHIBIT A

Legal Description

Meadow Creek Ridge Subdivision - Phase 6 (Townhomes)

COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°31'27" EAST, ALONG THE SECTION LINE, A DISTANCE OF 532.92 FEET; THENCE, SOUTH 724.25 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT IS ALSO BEING ON THE EASTERLY LINE OF STATE ROUTE 51 (120.00 FEET WIDE); THENCE, SOUTH 62°03'13" EAST, A DISTANCE OF 411.79 FEET; THENCE, NORTH 34°17'30" EAST, A DISTANCE OF 445.79 FEET TO THE SOUTHERLY LINE OF THE PROPOSED MEADOW CREEK RIDGE PHASE 7 (TOWNHOMES); THENCE, ALONG SAID SOUTHERLY LINE THE FOLLOWING (2) TWO COURSES: 1) SOUTH 55°42'29" EAST, A DISTANCE OF 283.58 FEET; 2) SOUTH 52°31'24" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY LINE OF A RAILROAD RIGHT OF WAY (85 FEET WIDE); THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5694.70 FEET, THE CENTER OF WHICH BEARS NORTH 60°39'48" WEST, THROUGH A CENTRAL ANGLE OF 7°07'32", A DISTANCE OF 708.22 FEET (CHORD BEARS SOUTH 32°53'58" WEST, A DISTANCE OF 707.77 FEET) TO THE NORTHERLY SIDELINE OF THE PROPOSED SPANISH FORK PARKWAY; THENCE, ALONG SAID NORTHERLY SIDELINE THE FOLLOWING (3) THREE COURSES: 1) NORTH 52°35'46" WEST, A DISTANCE OF 164.84 FEET; 2) ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5049.53 FEET, THROUGH A CENTRAL ANGLE OF 02°59'08", A DISTANCE OF 263.12 FEET (CHORD BEARS NORTH 54°05'21" WEST, A DISTANCE OF 263.09 FEET); 3) NORTH 55°34'55" WEST, A DISTANCE OF 332.78 FEET, TO THE EASTERLY LINE OF SAID STATE ROUTE 51 (120.00 FEET WIDE); THENCE, NORTH 34°24'13" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 201.92 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.740 ACRES, MORE OR LESS.

Parcel Nos.: 67:098:0601 through 67:098:0670.

Meadow Creek Ridge Subdivision - Phase 7 (Townhomes)

COMMENCING AT THE CORNER COMMON WITH SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°31'27" EAST, ALONG THE SECTION LINE, A DISTANCE OF 979.89 FEET;

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THENCE, SOUTH 75.29 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT IS ALSO BEING ON THE EASTERLY LINE OF STATE ROUTE 51 (120.00 FEET WIDE); THENCE, SOUTH 50°39'48" EAST, A DISTANCE OF 97.98 FEET; THENCE, NORTH 34°24'13" EAST, A DISTANCE OF 15.81 FEET; THENCE, SOUTH 61°11'58" EAST, A DISTANCE OF 512.97 FEET; THENCE, SOUTH 29°20'12" WEST, A DISTANCE OF 14.30 FEET; THENCE, SOUTH 60°39'48" EAST, A DISTANCE OF 100.00 FEET, TO THE WESTERLY LINE OF A RAILROAD RIGHT OF WAY (100 FEET WIDE); THENCE, SOUTH 29°20'12" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 371.66 FEET; THENCE, NORTH 52°31'24" WEST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 55°42'29" WEST, A DISTANCE OF 283.58 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, THE CENTER OF WHICH BEARS NORTH 55°42'30" WEST, THROUGH A CENTRAL ANGLE OF 95°29'27", A DISTANCE OF 116.66 FEET (CHORD BEARS NORTH 13°27'14" WEST, A DISTANCE OF 103.62 FEET); THENCE, NORTH 61°11'58" WEST, A DISTANCE OF 287.37 FEET; THENCE, NORTH 55°35'47" WEST, A DISTANCE OF 45.48 FEET, TO THE EASTERLY LINE OF SAID STATE ROUTE 51 (120.00 FEET WIDE); THENCE, NORTH 34°24'13" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 257.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.236 ACRES, MORE OR LESS.

Parcel Nos.: 67:068:0701 through 67:068:0746.

Meadow Creek Ridge Subdivision - Phase 8 (Townhomes)

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°31'27" EAST, ALONG THE SECTION LINE COMMON WITH SECTIONS 8 AND 17, A DISTANCE OF 979.89 FEET; THENCE, SOUTH 75.29 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT IS ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 51 (120.00 FEET WIDE); THENCE, NORTH 34°24'13" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 268.03 FEET; THENCE, SOUTH 61°11'58" EAST, A DISTANCE OF 688.68 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A RAILROAD RIGHT-OF-WAY (85 FEET WIDE); THENCE, SOUTH 29°20'12" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 267.18 FEET TO THE NORTHEASTERLY BOUNDARY LINE OF THE PROPOSED MEADOW CREEK RIDGE PHASE 7 (TOWNHOMES); THENCE, ALONG SAID NORTHEASTERLY LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 60°39'48" WEST, A DISTANCE OF 100.00 FEET; 2) NORTH 29°20'12" EAST, A DISTANCE OF 14.30 FEET; 3) NORTH 61°11'58" WEST, A DISTANCE OF 512.97 FEET; 4) SOUTH 34°24'13" WEST, A DISTANCE OF 15.81 FEET; 5) NORTH 60°39'48" WEST, A DISTANCE OF 97.98 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.116 ACRES, MORE OR LESS.

Parcel Nos.: 67:099:0801 through 67:099:0850.

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