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WHEN RECORDED RETURN TO:

Pinebrook Pointe Owners Association, Inc.
262 E. 3900 S. STE. 200
Salt Lake City, UT 84107

Rhonda Francis Summit County Recorder
06/25/2024 03:50:44 PM Fee \$340.00
By MILLER HARRISON LLC
Electronically Recorded

NOTICE OF REINVESTMENT FEE COVENANT

(Pinebrook Pointe Owners' Association)

Pursuant to Utah Code § 57-1-46(6), the Pinebrook Pointe 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 Declaration of Covenants, Conditions, and Restrictions of Pinebrook Pointe recorded with the Summit County Recorder on June 17, 1997 as Entry No. 00480841, 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 may be required to pay a reinvestment fee as established by the Association's Board of Trustees in accordance with Section 22(e) 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 the **Pinebrook Pointe Condominiums** project that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Pinebrook Pointe Owners Association, Inc.
262 E. 3900 S. STE. 200
Salt Lake City, UT 84107

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 undersigned 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 Summit County Recorder.

DATED this 24th day of JUNE, 2024.

PINEBROOK POINTE OWNERS' ASSOCIATION, INC.
a Utah nonprofit corporation

By: Christina F. DiProspero

Name: CHRISTINE F. DIPROSPERO

Title: PRESIDENT

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

On the 24 day of June, 2024, personally appeared before me Christine F. DiProspero who by me being duly sworn, did say that she/he is an authorized representative of the Pinebrook Pointe Owners' Association, Inc., and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Melodie M. Mottok
Notary Public

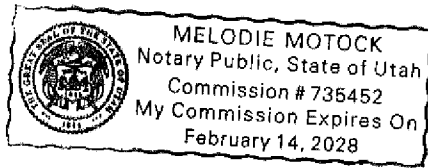


EXHIBIT A
[Legal Description]

All of **PINEBROOK POINTE CONDOMINIUMS PHASE A**, according to the official plat thereof, filed in the office of the Summit County Recorder on June 17, 1997 as Entry Number 00480840.

Including the following parcels:

PBP-A-A-11 through PBP-A-A-14; PBP-A-A-21 through PBP-A-A-24;
PBP-A-B-11 through PBP-A-A-14; PBP-A-B-21 through PBP-A-B-24;
PBP-A-C-11 through PBP-A-C-14; PBP-A-C-21 through PBP-A-C-24;
PBP-A-D-11 through PBP-A-D-14; PBP-A-D-21 through PBP-A-D-24;
PBP-A-E-11 through PBP-A-E-14; PBP-A-E-21 through PBP-A-E-24;
PBP-A-F-11 through PBP-A-F-14; PBP-A-F-21 through PBP-A-F-24;
PBP-A-G-11 through PBP-A-G-14; PBP-A-G-21 through PBP-A-G-24;
PBP-A-H-11 through PBP-A-H-14; PBP-A-H-21 through PBP-A-H-24;
PBP-A-I-11 through PBP-A-I-14; PBP-A-I-21 through PBP-A-I-24;
PBP-A-J-11 through PBP-A-J-14; PBP- A-J-21 through PBP- A-J-24;
PBP-A-K-11 through PBP- A-K-14; PBP- A-K-21 through PBP-A-K-24

All of **PINEBROOK POINTE CONDOMINIUMS PHASE B**, according to the official plat thereof, filed in the office of the Summit County Recorder on April 2, 1998 as Entry Number 00503325.

Including the following parcels:

PBP-B-L-1 through PBP-B-L-4; PBP-B-L-21 through PBP-B-L-24;
PBP-B-M-1 through PBP-B-M-4; PBP-B-M-21 through PBP-B-M-24;
PBP-B-N-1 through PBP-B-N-4; PBP-B-N-21 through PBP-B-N-24;
PBP-B-O-1 through PBP-B-O-4; PBP-B-O-21 through PBP-B-O-24;
PBP-B-P-1 through PBP-B-P-4; PBP-B-P-21 through PBP-B-P-24;
PBP-B-Q-1 through PBP-B-Q-4; PBP-B-Q-21 through PBP-B-Q-24;
PBP-B-R-1 through PBP-B-R-4; PBP-B-R-21 through PBP-B-R-24;
PBP-B-S-1 through PBP-B-S-4; PBP-B-S-21 through PBP-B-S-24;
PBP-B-T-1 through PBP-B-T-4; PBP-B-T-21 through PBP-B-T-24