
NOTICE OF REINVESTMENT FEE COVENANT

(Jeremy Ranch Owners Association)

Pursuant to Utah Code § 57-1-46(6), the Jeremy Ranch Owners Association ("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 and Restated Bylaws of Jeremy Ranch Owners Association recorded in the office of the Summit County Recorder, and any amendments or supplements thereto (the "Bylaws").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Bylaws, the transferee is required to pay a reinvestment fee, 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 **Jeremy Ranch Owners Association** that:

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

Jeremy Ranch Owners Association
c/o FCS Community Management, LLC
12227 S Business Park Dr Ste 100
Draper, UT 84020
801-256-0465

**** The contact information of the Association may be changed through the Utah HOA Registry.**

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 unless otherwise amended.

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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. For the amount of the Reinvestment Fee owed, please contact the Association.

IN WITNESS WHEREOF, Jeremy Ranch Owners Association has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Summit County Recorder.

[SIGNATURE ON FOLLOWING PAGE]

DATED this 20 day of DECEMBER, 2024.

Jeremy Ranch Owners Association
a Utah Non-Profit Corporation

By:

Its:

STATE OF UTAH

)

) SS.

COUNTY OF Salt Lake

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On the 20th day of December, 2024, personally appeared before me Tyler Lamarr who by me being duly sworn, did say that she/he is an authorized representative of the Jeremy Ranch Owners Association and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.

Notary Public

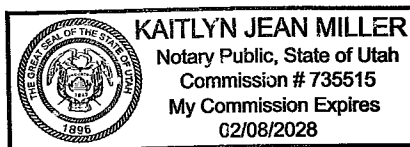


EXHIBIT A

Legal Description and Parcel Numbers

This Notice of Reinvestment Fee Covenant is intended to be recorded against all Lots and Parcels under the jurisdiction of Jeremy Ranch Owners Association.

All Lots of **Jeremy Ranch Owners Association Plat 1** according to the plat on file with the Summit County Recorder.

PARCELS:

JR-1 through JR-134

134 Parcels

All Lots of **Jeremy Ranch Owners Association Plat 2** according to the plat on file with the Summit County Recorder.

PARCELS:

JR-2-201 through JR-2-207, JR-2-208-AM, JR-2-210 through JR-2-211, JR-2-212-AM, JR-2-213-2AM, JR-2-214 through JR-2-254, JR-2-256 through JR-2-292

90 Parcels

All Lots of **Jeremy Ranch Owners Association Plat 3** according to the plat on file with the Summit County Recorder.

PARCELS:

JR-3-301 through JR-3-349, JR-3-354 through JR-3-395

91 Parcels

All Lots of **Jeremy Ranch Owners Association Plat 4** according to the plat on file with the Summit County Recorder.

PARCELS:

JR-4-4001 through JR-4-4028, JR-4-4029-AM, JR-4-4030 through JR-4-4147

147 Parcels

All Lots of **Jeremy Ranch Owners Association Plat 5** according to the plat on file with the Summit County Recorder.

PARCELS:

JR-5-5001 through JR-5-5004, JR-5-5005-AM, JR-5-5006 through JR-5-5094,
JR-5-5095-AM through JR-5-5096-AM, JR-5-5097 through JR-5-5147

147 Parcels

All Lots of **Jeremy Ranch Owners Association Plat A** according to the plat on file with the Summit County Recorder.

PARCELS:

JR-A-1001-AM, JR-A-1002 through JR-A-1003, JR-A-1005 through JR-A1018

17 Parcels

All Common Areas of **Jeremy Ranch Owners Association** according to the plats on file with the Summit County Recorder.

BEG AT THE NE COR OF SEC 12,T1S,R3E,SLBM & RUNNING TH S 00°15'15"E, ALG THE E'LY LINE OF SD SEC 12, 1339.14 FT TO TH SE COR OF THE N 1/2 OF THE N 1/2 OF SD SEC 12; TH N 89°39'31" W, ALG THE S LINE OF SD N 1/2 OF THE N1/2 OF SD SEC 12; 2713.45 FT; TH N 00°00'00" W, 424.10 FT; TH N58°45'00"W, 665.00 FT; TH N 00°00' 00"W, 490.00 FT; TH N 24°20'00"E,1000.00 FT TO A PT ON THE NW COR OF LOT 4055, JEREMY RANCH PLAT "4"; TH S 45°18'00"EALG THE S'LY BNDRY LINE OF SD PLAT "4", 169.96 FT; TH S 78°18'00"E, ALG SD S'LYBNDRY LINE, 169.96 FT; TH N 60°30'00" E ALG SD S'LY BNDRY LINE, 300.73 FT TO THCOMMON LOT COR OF LOTS 4052, 4051,4047; TH S 10°32'25"E, 244.33 FT; TH S 00°00'00"E, 946.54 FT; TH S 52°51'43"E, 287.37 FT; TH N 90°00'00"E, 1230.45 FT; TH N00°00'00"E, 1071.74 FT; TH S 64°01'28"W 383.51 FT; TH N 30°24'00"W, 460.62 FTTO THE S'LY BNDRY LINE OF THE JEREMY RANCH PLAT "5"; TH N 59°36'00" E, ALG SD BNDRY LINE, 129.03 FT; TH S 30°24'00"E,ALG SD BNDRY LINE, 183.49 FT; TH N 44°36'00"E, ALG SD BNDRY LINE, 301.52 FT TO A PT ON THE SE COR OF LOT 5069; TH S60°24'00"E, 200.00 FT; TH N 14°21'00" E 280.13 FT; TH N 16°09'00" W, 280.13 FTTO THE PROJECTION LINE OF THE N'LY LINE OF LOT 5068; TH S 58°36'00"W, ALG SDPROJECTION LINE & LOT LINE, 350.00 FT TO A PT ON THE E'LY BNDRY LINE OF SDJEREMY RANCH PLAT "5", SD PT ALSO LIES ON THE ARC OF A 182.50 FT RAD CUR TO THLEFT, CENTER BEARS S58°36'00"W; TH N'LY ALG THE ARC OF SD CUR & SD BNDRY LINE95.82 FT, THROUGH A CENTRAL ANGLE OF 30°05'00"; TH N 61°29'00"W, ALG SD BNDRYLINE, 253.00 FT TO THE PT OF CUR OF A 449.60 FT RAD CUR TO THE RIGHT, CENTERBEARS N28°31'00"E; TH NW'LY ALG THE ARC OF SD CUR & SD BNDRY LINE 229.00 FT,THROUGH A CENTRAL ANGLE OF 29°11'00",TH N 57°42'00"E ALG SD BNDRY LINE, 150.04FT; TH N 14°25'00"W, ALG SD BNDRY LINE, 472.30 FT; TH N 03°42'00" W ALG SD BNDRY LINE, 477.88 FT; TH N 08°33'00" W ALG SD BNDRY LINE, 685.74 FT; TH N 52°38'00"W ALG SD BNDRY LINE, 601.19 FT TO THE NE COR OF LOT 5135; TH N 25°36'02"E,50.00 FT; TH N 61°39'33" W 204.41 FT; TH N 86°28'02" W 283.82 FT TO A PT ON

THE PROJECTION LINE OF THE W'LY LINE OF LOT 5137; TH S 17°58'00"E, ALG SD PROJECTION LINE & LOT LINE, 200.00 FT TO A PT ON THE N'LY BNDRY LINE OF THE AFORESAID JEREMY RANCH PLAT "5"; TH S 72°02'00" W, ALG SD BNDRY LINE, 100.00 FT; TH N 44°09'00" W, ALG SD BNDRY LINE, 195.57 FT; TH S 82°06'00" W, ALG SD BNDRY LINE 540.54 FT; TH S 61°54'00" W, ALG SD BNDRY LINE 342.86 FT TO A PT ON THE NE BNDRY COR OF THE JEREMY RANCH PLAT "4"; TH S 69°44'00" W, ALG SD BNDRY LINE, 176.85 FT; TH S 85°12'00" W, ALG SD BNDRY LINE, 588.49 FT MEASURED (588.54 FT RECORD) TO A PT ON THE E'LY BNDRY LINE OF THE BACK NINE SUBABBD PLAT "A"; TH N 01°20'00" W, ALG SD BNDRY LINE, 383.83 FT MEASURED (383.86 FT RECORD); TH N 85°30'22" W, ALG SD BNDRY LINE 829.38 FT; TH S 73°34'42" W, ALG SD BNDRY LINE, 300.67 FT; TH N 88°06'25" W, ALG SD BNDRY LINE 349.08 FT; TH S 63°54'08" W, ALG SD BNDRY LINE, 298.62 FT; TH S 87°47'57" W, ALG SD BNDRY LINE, & N'LY BNDRY LINE OF BACK NINE SUBD PLAT "B", 851.88 FT; TH N 42°43'04" W, ALG SD BNDRY LINE, 332.76 FT; TH N 50°01'28" W, ALG SD BNDRY LINE 483.67 FT; TH S 74°29'05" W, ALG SD BNDRY LINE, 461.56 FT; TH N 52°17'57" W, ALG SD BNDRY LINE, 206.87 FT; TH S 55°30'41" W, ALG SD BNDRY LINE, 214.69 FT TO A PT ON TH N'LY R/W LINE OF DAYBREAKER DRIVE, SD PT ALSO LIES ON THE N'LY BNDRY LINE OF SD BACK NINE SUBD; TH N 64°48'00" W, ALG SD R/W LINE, & SD BNDRY LINE, 567.00 FT TO THE PT OF CURVE OF A 554.78 FT RAD CUR TO THE RIGHT, CENTER BEARS N 25°12'00"E; TH NW'LY ALG THE ARC OF SD CUR & SD N'LY R/W LINE 399.25 FT, THROUGH A CENTRAL ANGLE OF 41°14'00"; TH N 23°34'00" W, ALG SD R/W LINE, 160.00 FT TO THE PT OF CUR OF A 273.98 FT RAD CUR TO THE LEFT, CENTER BEARS S 66°26'00" W; TH NW'LY ALG THE ARC OF SD CUR & SD R/W LN 302.05 FT, THROUGH A CENTRAL ANGLE OF 63°10'00"; TH N 86°44'00" W, ALG SD R/W LINE, 109.34 FT TO A PT ON THE E'LY R/W LINE OF JEREMY ROAD; TH N 06°20'00" E, ALG SD R/W LINE 20.03 FT TO THE S'LY LN OF THE 9-10 CATTLE COMPANY; TH S 86°44'00" E, ALG SD PROPERTY LINE 108.27 FT; TH N 63°00'00" E, ALG SD PROPERTY LINE 793.43 FT TO A PT ON THE N'LY LINE OF SEC 2, T1SR3E, SLBM; TH S 88°15'10" E, ALG THE N'LY LINES OF SEC 2 & SEC 1, 8630.93 FT TO THE NE COR OF SD SEC 1; TH S 01°02'42" E ALG THE E'LY LINE OF SD SEC 1; 4892.07 FT TO THE PT OF BEG. CONT 481.091 ACRES M/L. LESS & EXCEPTING THE SUMMIT WATER DISTRIBUTION CO WATER TANK ABOVE PLAT 5 BEG AT A PT WH IS S 89°40'38" E, 4306.78 FT ALG THE SEC LINE & N, 2700.35 FT FR THE SW COR OF SEC 1, T1SR3E, SLBM SUMMIT CNTY, UT; TH N 150.00 FT; TH E 150.00 FT; TH S 150.00 FT; TH W 150.00 FT TO THE PT OF BEG, TOGETHER WITH ANY AND ALL IMPROVEMENTS THEREON. CONT 0.514 ACRES M/L TOTAL NET ACRES: 480.577 M/L. 1056-94-100

PARCEL:

SS-1-A

BEG AT A PT ON THE S LINE OF THE N 1/2 OF THE N 1/2 OF SEC 12, T1SR3E, SLBM; SD PT LIES S 00°15'15" E, ALG THE E'LY LINE OF SD SEC 12, 1339.14 FT, & N 89°39'31" W ALG THE S LINE OF SD N 1/2 OF THE N 1/2 OF SEC 12, 2713.45 FT FR THE NE COR OF SD SEC 12; & RUN TH N 89°39'31" W ALG SD S LINE, 1425.83 FT TO THE E'LY BNDRY LINE OF THE PARK CITY SCHOOL DISTRICT; TH N 64°33'45" E, ALG SD BNDRY LINE, 77.81 FT; TH N 13°19'53" E, ALG SD BNDRY LINE 168.07 FT; TH N 15°08'22" W ALG SD BNDRY LINE, 122.63 FT; TH N 25°53'48" E, ALG SD BNDRY LINE, 109.48 FT; TH N 50°33'32" E, ALG SD BNDRY LINE, 77.73 FT; TH N 19°00'35" E ALG SD BNDRY LINE, 199.18 FT TH N 27°02'06" W, ALG SD BNDRY LINE, 156.33 FT; TH N 09°48'53" W 276.24 FT TO A PT ON THE E'LY PROPERTY LINE

OFSNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, SD PT ALSO LIES ON THE C/L OF EAST CANYON CREEK; TH N'LY ALG SD PROPERTY LINE & SD C/L OF EAST CANYON CREEK THROUGH THE FOLLOWING 15 CHORDS (PROPERTY LINE FOLLOWS C/L OF CREEK & NOT ALG CHORD LINES) N 45°24'33"E 162.92 FT, N 10°02'05" W 128.87 FT, N 04°39'16" E 210.64 FT, N 34°40'41" E 236.79 FT, N 73°05'20" E 141.86 FT, N 19°03'13" E 125.24 FT, N 41°48'13" W 96.53 FT, N 17°18'38" E 73.21 FT, N 79°42'38" W 66.42 FT, S 16°28'24" W 122.91 FT, N 59°31'23" W 118.99 FT, N 10°09'53" W 176.61 FT, S 89°26'48" W 80.10 FT, N 02°29'38" E 184.84 FT, N 44°07'09" W 207.06 FT TH LEAVING SD C/L OF EAST CANYON CREEK TO A PT ON THE S'LY BNDRY LINE OF THE JEREMY RANCH PLAT "4", SD PT ALSO LIES ON THE S'LY R/W LINE OF SACKETT DRIVE, SD PT ALSO LIES ON THE ARC OF A 503.99 FT RAD CUR TO THE LEFT, CENTER BEARS N 45°28'33"W; TH NE'LY ALG THE ARC OF SD CUR & SD S'LY R/W LINE 365.26 FT, THROUGH A CENTRAL ANGLE OF 41°31'27"; TH N 3°00' 00"E, ALG SD R/W LINE, 525.58 FT TO THE PT OF CUR OF A 290.25 FT RAD CUR TO THE LEFT, CENTER BEARS N 87°00'00"W; TH NW'LY ALG THE ARC OF SD CUR & THE E'LY R/W LINE OF SACKETT DRIVE, 304.62 FT, THROUGH A CENTRAL ANGLE OF 60°08'00" TO A PT ON THE SE COR OF LOT 4142, OF SD JEREMY RANCH PLAT "4", TH N 32°52'00"E, ALG THE E'LY LINE OF SD LOT 4142, 150.95 FT; TH N 59°05'00"E, ALG THE S'LY LINES OF LOTS 4136, 4135, & 4134, 252.33 FT; TH N 77°42'00" E, ALG THE S'LY LINES OF LOTS 4133, 4132, & 4131, 332.27 FT; TH N 10°29'00" E, ALG THE E'LY LINE OF SD LOT 4131, 124.97 FT TO A PT ON THE S'LY RIGHT OF LINE OF SACKETT DRIVE; TH S 79° 31'00" E, ALG SD S'LY R/W LINE, 109.44 FT TO THE PT OF CUR OF A 224.66 FT RAD CUR TO THE RIGHT, CENTER BEARS S 10°29'00"W; TH E'LY ALG THE ARC OF SD CUR & SD S'LY R/W LINE 66.98 FT, THROUGH A CENTRAL ANGLE OF 17°04'59" TO THE NW COR OF LOT 4077, OF SD JEREMY RANCH PLAT "4"; TH S 41°28'00" W ALG THE NW'LY LINE OF LOTS 4077, 4076, 4075, 4074, 4073, 4072, 4071, & 4070, 773.48 FT; TH S 07°46'00"E, ALG THE SW'LY LINE OF LOTS 4070, 4069, 4068, 4067, 4066, & 4065, 667.26 FT; TH S 61°03'00"E ALG THE S'LY LINE OF LOTS 4065, 4064, & 4063, 294.09 FT; TH S 12° 21'00" E, ALG THE W'LY LINE OF LOTS 4062 & 4061, 308.61 FT; TH S 83°55'00" E, ALG THE S'LY LINE OF LOTS 4060 & 4059, 334.66 FT; TH N 57°02'00"E, ALG THE SE'LY LINE OF LOT 4058, 135.37 FT; TH S 01°36'47" E ALG THE W'LY LINE OF LOT 4056, 182.38 FT TO THE SW COR OF SD LOT 4056; TH S 24°20'00" W 1000.00 FT; TH S 00°00'00" E 490.00 FT; TH S 58°45'00" E, 665.00 FT; TH S 00°00'00" E 424.10 FT TO THE PT OF BEG CONT 60.60 ACRES (LESS 7.97 ACRES LYING IN JEREMY RANCH PLAT 4) BAL 52.63 ACRES 1056-94-100

PARCEL:

SS-1-A-10

BEG AT A PT ON THE N'LY BNDRY LINE OF THE JEREMY WOODS CONDOMINIUMS, SD PT LIES N 89°53'27" E ALG THE SEC LINE, 2080.30 FT, & N 1261.27 FT, FR THE S 1/4 COR OF SEC 3, T1SR3E, SLBM; & RUN TH N 00°26'19"W, 120.00 FT; TH N 09°30'00" W 660.00 FT; TH N 75°28'29"E 887.90 FT TO A PT ON THE N'LY BNDRY LINE OF THE JEREMY GOLF & COUNTRY CLUB; TH S 33°04'22"W ALG SD BNDRY LINE, 298.25 FT; TH S 03°18'07"E ALG SD BNDRY LINE, 125.34 FT; TH S 36°21'04"W ALG SD BDNRY LINE, 341.33 FT; TH S 15°52'10"E, ALG SD BNDRY LINE, 175.34 FT TO A PT ON THE N'LY BNDRY LINE OF AFORESAID JEREMY WOODS CONDOMINIUMS; TH S 68°17'55" W, ALG SD N'LY BNDRY LINE 473.30 FT, TO THE PT OF BEG CONT 10.329 ACRES REF: M20-35 M26-21-328 M69-232 M83-65 M9-239-245 XWD-385,413 M100-354 M138-713 507-370 550-593 713-334 818-284 1056-91-100

PARCEL:

SS-4-E

BEG AT A PT WH LIES S 89°40'38" E, (RECORD, JEREMY RANCH PLAT "4") ALG THE SEC LINE, 622.69 FT, & S 152.57 FT, FR THE NW COR OF SEC 12, T1SR3E, SLBM; & RUN TH S 46°30'28" W 85.00 FT; TH S 65°11'06" W, 109.53 FT; TH S 44°36'08" W 106.96 FT; TH S 88°33'50" W, 230.00 FT; TH N 09°08'59" W, 171.17 FT TO A PT ON THE S'LY R/W LINE OF HOMESTEAD ROAD, SDPT ALSO LIES ON THE ARC OF A 385.00 FT RAD CUR TO THE LEFT, CENTER BEARS N 09°08'59" W; TH NW'LY ALG THE ARC OF SD CUR & SD S'LY R/W LINE 344.23 FT, THROUGH A CENTRAL ANGLE OF 51°13'41"; TH S 51° 53'57" E, 279.41 FT TO THE PT OF BEG. CONT 2.23 ACRES 1056-94-100

PARCEL:

PP-50-C

ADDITIONAL COMMON AREA PARCELS:

JR-II, JR-4-OA, JR-4-OA-1, JR-5-OA, JR-5-OA-1

9 Parcels

635 TOTAL PARCELS