

Recorded at the request of:  
Ridgepoint Association at Deer Valley ("Association")

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

After Recording mail to:  
JENKINS BAGLEY SPERRY, PLLC  
Attn: Bruce C. Jenkins  
285 W. Tabernacle, Ste 301  
St. George, UT 84770

**01239040 B: 2869 P: 0596**

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Gregory R. Wolbach, PLS  
Summit County Recorder-Surveyor  
08/01/2025 10:17:05 AM Fee \$96.00  
By JENKINS BAGLEY SPERRY, PLLC  
Electronically Recorded

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**NOTICE OF REINVESTMENT FEE  
FOR  
RIDGEPOINT ASSOCIATION AT DEER VALLEY**

**KNOW ALL PERSONS:**

- The current address of the Association is on file with the Utah Homeowner Associations Registry which can be located at <https://secure.utah.gov/hoa/index.html>;
- the Amended and Restated Declaration of Condominium governing the Association, as amended from time to time, contains a Reinvestment Fee Covenant (the "Covenant");
- the Property subject to the Covenant is described in Exhibit A;
- the Covenant runs with the land in perpetuity and is binding upon all current owners, their heirs, successors, and assigns;
- the existence of the Covenant prohibits the imposition of an additional reinvestment fee covenant, unless otherwise provided by Utah law;
- the purpose for which the fee may be used includes: (i) common planning, facilities, and infrastructure; (ii) obligations arising from an environmental covenant; (iii) community programming; (iv) resort facilities; (v) open space; (vi) recreation amenities; (vii) charitable purposes; and/or (viii) Association expenses as provided for in Utah Code § 57-1-46(1)(a);
- the Association must be contacted for the amount of the fee;
- the fee is to be paid at the closing of property subject to the Covenant; and
- the fee is for, and to be used for, the benefit of the Property.

*[signatures on following page]*

DATED this 1<sup>st</sup> day of August, 2025.

RIDGEPOINT ASSOCIATION AT DEER VALLEY, a  
Utah nonprofit corporation

Lee Porter  
By: Lee Porter  
Its: President

State of Utah )  
County of Summit ) : ss.

On the 29 day of July, 2025, personally appeared before me  
Lee Porter, who being by me duly sworn, did say that  
he/she is the President of Ridgepoint Association at Deer Valley, a Utah nonprofit corporation, the  
authorized individual empowered to sign this Notice of Reinvestment Fee and that the Notice was  
signed on behalf of said Association and said person acknowledged to me that said Association  
authorized the execution of same.

Rebecca Zenger Skeen  
Notary Public

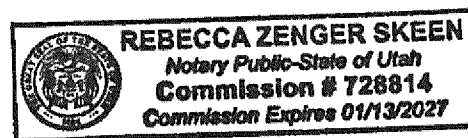


Exhibit A  
(Legal Description)

This Notice of Reinvestment Fee for Ridgepoint Association at Deer Valley affects the following real property, all located in Summit County, State of Utah:

All of Units 101 through 138, together with all Common Area, First Amended Ridgepoint at Deer Valley Condominiums, according to the Official Plat thereof, on file in the Office of the Recorder of Summit County, State of Utah.

PARCEL: RGP-101-1AM through RGP-138-1AM