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## NOTICE OF REINVESTMENT FEE COVENANT

Skyline at Towne Center Phase II Homeowners Association, Inc.

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Pursuant to Utah Code Ann. § 57-1-46(6), the Skyline at Towne Center Homeowners 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 Amended and Restated Tract Declaration for Skyline at Towne Center Phase II recorded in the office of the Salt Lake County Recorder on October 24, 2017 as Entry No. 12643123, 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, other than the Declarant, is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 4.13 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 **Skyline at Towne Center Phase II** project that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:  
Skyline at Towne Center Phase II Homeowners Association, Inc.  
c/o Community Solutions and Sales  
856 E. 12300 So. Suite #7  
Draper, UT 84020
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 Declarant 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 Salt Lake County Recorder.

DATED this 23 day of October, 2017.

HTC Towns, LLC  
a Utah limited liability company,

By: [Signature]

Its: SECRETARY

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE        )

On the 23 day of Oct., 2017, personally appeared before me Daron Smith, Secretary who by me being duly sworn, did say that she/he is an authorized representative of HTC Towns, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]  
Notary Public



**EXHIBIT "A"**

[Legal Description]

All of **Skyline at Herriman Towne Center Phase 2A Amending Lot 5A of Herriman Towne Center Plat A – Phase 1 Lot 5 Amended**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder.

More particularly described as:

A parcel of land located in the North Half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the Southerly line of Ashfield Drive South 0°20'40" West 981.14 feet along the Quarter Section line and South 89°39'20" East 37.79 feet from the North Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

Thence 10.47 feet along the arc of a 20.00 foot radius curve to the left through a central angle of 30°00'00" (Long Chord Bears South 22°10'41" East 10.35 feet);

Thence South 37°10'41" East 76.04 feet;

Thence North 52°49'19" East 448.46 feet to the Westerly line of Lansdowne Street;

Thence South 36°46'25" East 276.22 feet along the Westerly line of Lansdowne Street to a point of curvature;

Thence 23.46 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 89°35'44" (Long Chord Bears South 08°01'27" West 21.14 feet) to the Northerly line of Herriman Main Street to a point of tangency;

Thence South 52°20'36" West 5.50 feet;

Thence South 52°49'37" West 511.51 feet along the Northerly line of Herriman Main Street to a point of curvature;

Thence 23.67 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°24'16" (Long Chord Bears North 81°58'33" West 21.29 feet) to the Easterly line of Brundisi Way to a point of tangency;

Thence North 36°46'25" West 347.15 feet along the Easterly line of Brundisi Way to a point of curvature;

Thence 23.46 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 89°35'44" (Long Chord Bears North 08°01'27" East 21.14 feet) to the Southerly line of Ashfield Drive to a point of tangency;

Thence North 52°49'19" East 85.72 feet along the Southerly line of Ashfield Drive street to the point of beginning.

Contains 167,567 Sq. Ft. or 3.846 Acres

**All of Skyline at Herriman Towne Center Phase 2B Amending Lot 5A of Herriman Towne Center Plat A – Phase 1 Lot 5 Amended**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder.

More particularly described as:

A parcel of land located in the Northeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the Southerly line of Ashfield Drive South 0°20'40" West 981.14 feet along the Quarter Section line and South 89°39'20" East 37.79 feet from the North Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

Thence North 52°49'19" East 431.28 along the Southerly line of Ashfield Drive to a point of curvature;

Thence 23.67 feet along the arc of a 15.00 foot radius curve to the right through a central angle 90°24'14" (Long Chord Bears South 81°58'34" East 21.29 feet) to the South line of Lansdowne Street;

Thence South 36°46'25" East 70.93 feet along the South line of Lansdowne Street to the Northerly Line of Skyline at Herriman Towne Center Phase 2A;

Thence South 52°49'19" West 448.46 feet along the Northerly Line of Skyline at Herriman Towne Center Phase 2A to the Easterly line of Ashington Lane;

Thence North 37°10'41" West 76.04 feet along the Easterly line of Ashington Lane to a point of curvature;

Thence 10.47 feet along the arc of a 20.00 foot radius curve to the right through a central angle of 30°00'00" (Long Chord Bears North 22°10'41" West 10.35 feet) to the point of beginning.

Parcel contains 38,552 Sq. Ft. or 0.885 Acres.

Parcel Numbers:

|                |                |                |                |                |
|----------------|----------------|----------------|----------------|----------------|
| 26362050010000 | 26362030640000 | 26362080020000 |                | 26362030760000 |
| 26362050020000 | 26362030650000 | 26362080010000 |                | 26362030770000 |
| 26362050030000 | 26362030660000 | 26362070080000 | 26362090090000 | 26362030780000 |
| 26362050040000 | 26362030670000 | 26362070070000 | 26362090100000 | 26362030790000 |
| 26362050050000 | 26362030680000 | 26362070060000 | 26362090110000 | 26362030800000 |
| 26362050060000 | 26362030690000 | 26362070050000 | 26362090120000 | 26362030810000 |
| 26362060010000 | 26362030700000 | 26362070040000 | 26362090130000 | 26362030810000 |
| 26362060020000 | 26362030710000 | 26362070030000 | 26362090140000 | 26362030820000 |
| 26362060030000 | 26362030720000 | 26362070020000 | 26362090150000 | 26362030830000 |
| 26362060040000 | 26362030730000 | 26362070010000 | 26362090160000 | 26362030840000 |
| 26362060050000 | 26362080080000 | 26362090040000 | 26362090170000 | 26362030850000 |
| 26362060060000 | 26362080070000 | 26362090050000 | 26362090180000 | 26362030860000 |
| 26362030590000 | 26362080070000 | 26362090060000 | 26362090190000 | 26362030870000 |
| 26362030600000 | 26362080060000 | 26362090020000 | 26362050070000 | 26362030880000 |
| 26362030610000 | 26362080050000 | 26362090030000 | 26362090010000 | 26362030890000 |
| 26362030620000 | 26362080040000 | 26362090070000 | 26362030740000 | 26362030900000 |
| 26362030630000 | 26362080030000 | 26362090080000 | 26362070090000 | 26362030750000 |