

After Recording Return to:  
Anthem II, LLC  
c/o Ryan Button  
6150 S Redwood Road, Suite 150  
Taylorsville, UT 84123

12680455  
12/15/2017 3:25:00 PM \$20.00  
Book - 10630 Pg - 1844-1848  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 5 P.

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## NOTICE OF REINVESTMENT FEE COVENANT

Anthem II Homeowners Association

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Pursuant to Utah Code Ann. § 57-1-46(6), the Anthem II Homeowners 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 Declaration of Covenants, Conditions and Restrictions for Anthem II recorded in the office of the Salt Lake County Recorder on 12-15-17, 2017 as Entry No. 12680306, 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 10.12.39 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 Anthem II development project that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:  
Anthem II Homeowners Association  
PO Box 5555  
Draper, Utah 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

**COURTESY RECORDING**  
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INTEGRATED TITLE INSURANCE SERVICES LLC hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

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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 15 day of DECEMBER, 2017.

Anthem II, LLC  
a Utah limited liability company,

By: [Signature]

Its: MANAGER MEMBER

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

On the 15 day of December, 2017, personally appeared before me Ryan Button who by me being duly sworn, did say that she/he is an authorized representative of Anthem II, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]  
Notary Public

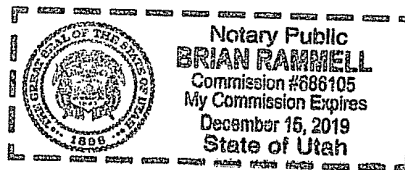


EXHIBIT A  
[Legal Description]

*See Attached*

Parcel 1:

Beginning at a point on the Westerly Right of Way Line of America Park Drive, said point being North 89°59'00" West 287.90 feet along the section line and South 3,149.96 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence Southwesterly 20.00 feet along the arc of a 185.00 foot radius curve to the left (center bears South 83°50'33" East and the chord bears South 03°03'40" West 19.99 feet with a central angle of 06°11'36") along the Westerly Right of Way Line of said America Park Drive; thence South 00°02'08" East 76.35 feet along the Westerly Right of Way Line of said America Park Drive; thence Southeasterly 180.59 feet along the arc of a 800.00 foot radius curve to the left (center bears North 89°57'52" East and the chord bears South 06°30'10" East 180.21 feet with a central angle of 12°56'03") along the Westerly Right of Way Line of said America Park Drive; thence South 12°58'11" East 177.18 feet along the Westerly Right of Way Line of said America Park Drive; thence Southeasterly 47.78 feet along the arc of a 600.00 foot radius curve to the right (center bears South 77°01'49" West and the chord bears South 10°41'18" East 47.77 feet with a central angle of 04°33'46") along the Westerly Right of Way Line of said America Park Drive; thence South 89°57'52" West 95.52 feet; thence North 12°58'11" West 236.97 feet; thence Northwesterly 135.82 feet along the arc of a 600.00 foot radius curve to the right (center bears North 77°01'49" East and the chord bears North 06°29'06" West 135.53 feet with a central angle of 12°58'11"); thence North 129.37 feet; thence North 89°57'51" East 96.00 feet to the point of beginning.

Being Proposed Lots 101-111, BIG BEND PARK PHASE 1 SUBDIVISION.

Parcel 2:

Beginning at a point on the Westerly Right of Way Line of America Park Drive, said point being North 89°59'00" West 214.62 feet along the section line and South 3,694.89 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence Southeasterly 37.18 feet along the arc of a 600.00 foot radius curve to the right (center bears South 86°23'42" West and the chord bears South 01°49'48" East 37.17 feet with a central angle of 03°33'01") along the Westerly Right of Way Line of said America Park Drive; thence South 00°03'17" East 130.42 feet along the Westerly Right of Way Line of said America Park Drive; thence Southwesterly 45.56 feet along the arc of a 29.00 foot radius curve to the right (center bears South 89°56'43" West and the chord bears South 44°57'17" West 41.02 feet with a central angle of 90°01'08") along the Westerly Right of Way Line of said America Park Drive to the North Right of Way Line of Uintah Park Drive; thence South 89°57'51" West 62.99 feet along the North Right of Way Line of said Uintah Park Drive; thence North 00°03'17" West 196.59 feet; thence North 89°57'52" East 90.85 feet to the point of beginning.

Being Proposed Lots 112-115, BIG BEND PARK PHASE 1 SUBDIVISION.

Both Parcels being part of Tax Parcel No.'s 26-26-400-047; 26-26-429-001; and 26-26-427-002.

Parcel 3:

Beginning at a point on the Northerly Right of Way Line of America Park Drive, said point being North 89°59'00" West 18.83 feet along the section line and South 3,092.25 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°07'34" West 30.15 feet along the Westerly Right of Way Line of said Anthem Park Boulevard; thence Southeasterly 223.57 feet along the arc of a 1,103.00 foot radius curve to the left (center bears South 89°52'26" East and the chord bears South 05°40'50" East 223.18 feet with a central angle of 11°36'48") along the Westerly Right of Way Line of said Anthem Park Boulevard; thence South 00°03'17" East 589.38 feet; thence South 89°58'30" West 117.20 feet; thence Northwesterly 34.73 feet along the arc of a 150.00 foot radius curve to the right (center bears North 00°01'30" West and the chord bears North 83°23'31" West 34.65 feet with a central angle of 13°15'59") to the Easterly Right of Way Line of America Park Drive; thence Northwesterly 31.31 feet along the arc of a 50.00 foot radius curve to the left (center bears North 73°25'26" West and the chord bears North 01°21'43" West 30.80 feet with a central angle of 35°52'35") along the Easterly Right of Way Line of said America Park Drive; thence Northwesterly 10.08 feet along the arc of a 30.00 foot radius curve to the right (center bears North 70°41'59" East and the chord bears North 09°40'39" West 10.03 feet with a central angle of 19°14'44") along the Easterly Right of Way Line of said America Park Drive; thence North 00°03'17" West 157.32 feet along the Easterly Right of Way Line of said America Park Drive; thence Northwesterly 149.45 feet along the arc of a 663.00 foot radius curve to the left (center bears South 89°56'43" West and the chord bears North 06°30'44" West 149.13 feet with a central angle of 12°54'54") along the Easterly Right of Way Line of said America Park Drive; thence North 12°58'11" West 177.18 feet along the Easterly Right of Way Line of said America Park Drive; thence Northwesterly 166.37 feet along the arc of a 737.00 foot radius curve to the right (center bears North 77°01'49" East and the chord bears North 06°30'10" West 166.02 feet with a central angle of 12°56'03") along the Easterly Right of Way Line of said America Park Drive; thence North 00°02'08" West 76.35 feet along the Easterly Right of Way Line of said America Park Drive; thence Northeasterly 191.64 feet along the arc of a 122.00 foot radius curve to the right (center bears North 89°57'52" East and the chord bears North 44°57'52" East 172.53 feet with a central angle of 90°00'00") along the Northeasterly Right of Way Line of said America Park Drive; thence North 89°57'52" East 40.94 feet along the Southerly Right of Way Line of said America Park Drive; thence South 44°49'21" East 62.81 feet along the Southerly Right of Way Line of said America Park Drive to the point of beginning.

Being part of Tax Parcel No. 26-26-400-047 and 26-26-427-005.

Being Proposed BIG BEND PARK PHASE 2 SUBDIVISION.