



WHEN RECORDED RETURN TO:

Wildflower Developer, LLC  
14034 S. 145 E. #204  
Draper, UT 84020

ENT 127270:2021 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jul 19 4:57 pm FEE 264.00 BY SA  
RECORDED FOR SARATOGA SPRINGS CITY

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## NOTICE OF REINVESTMENT FEE COVENANT

(Sunflower Townhomes B-4 & B-5)

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Pursuant to Utah Code § 57-1-46(6), the Sunflower Townhomes Neighborhood 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 Declaration of Covenants, Conditions, and Restrictions for Sunflower Townhomes recorded with the Utah County Recorder on January 21, 2021 as Entry No. 12034:2021, and any amendments or supplements thereto (the "Declaration").

The Master Declaration of Covenants, Conditions, and Restrictions for Wildflower recorded with the Utah County Recorder, as amended ("Master Declaration") contains a Reinvestment Fee Covenant that permits the Association to assess a fee to transferees of any of the Burdened Property subject to the Master Declaration. The reinvestment fee amount payable to the Association shall be established by the Board of Directors in the Association's Rules or Board resolution. The amount of the reinvestment fee shall be made available to all interested parties upon request to the Association.

**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 subdivision plats comprising the **Sunflower Townhomes Neighborhood Association** that:

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

Sunflower Townhomes Neighborhood Association  
14034 S. 145 E. #204  
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 Utah County Recorder.

DATED this 12 day of May, 2021.

**DECLARANT**

**WILDFLOWER DEVELOPER, LLC**  
a Utah limited liability company,

By: \_\_\_\_\_

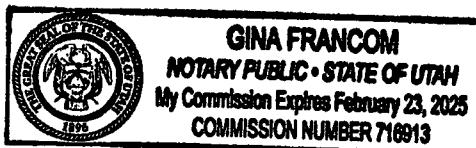
Name: Nathan Shipp

Its: Manager

STATE OF UTAH )  
) ss.  
COUNTY OF Salt Lake)

On the 12 day of May, 2021, personally appeared before me  
Nathan Shipp who by me being duly sworn, did say that she/he is  
an authorized representative of Wildflower Developer, LLC, and that the foregoing  
instrument is signed on behalf of said company and executed with all necessary authority.

Gina Francom  
Notary Public



**EXHIBIT A**  
**[Legal Description]**

All of **WILDFLOWER VILLAGE 3A PLAT B-4**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots 426 through 479

More particularly described as:

A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°11'02"W ALONG THE QUARTER SECTION LINE 2864.84 FEET AND WEST 1233.03 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S81°23'51"W 174.63 FEET; THENCE ALONG THE ARC OF A 1285.00 FOOT RADIUS CURVE TO THE LEFT 134.88 FEET THROUGH A CENTRAL ANGLE OF 6°00'51" (CHORD: S78°23'26"W 134.82 FEET); THENCE S75°23'00"W 169.19 FEET; THENCE N14°37'00"W 106.50 FEET; THENCE N75°23'00"E 9.08 FEET; THENCE N14°37'00"W 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N14°37'00"W) 23.83 FEET THROUGH A CENTRAL ANGLE OF 68°15'29" (CHORD: N70°28'32"W 22.44 FEET); THENCE N5°03'04"E 360.55 FEET; THENCE S84°56'56"E 16.50 FEET; THENCE N5°03'04"E 64.00 FEET; THENCE N84°56'56"W 10.00 FEET; THENCE N5°03'04"E 9.39 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: N26°46'26"E 11.10 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 49.05 FOOT RADIUS CURVE TO THE LEFT 74.38 FEET THROUGH A CENTRAL ANGLE OF 88°53'29" (CHORD: N5°03'04"E 67.46 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: N16°40'19"W 11.10 FEET); THENCE N11°27'47"E 0.87 FEET; THENCE N0°32'03"W 5.00 FEET; THENCE S89°27'57"W 6.14 FEET; THENCE N5°03'04"E 72.34 FEET; THENCE N89°27'57"E 167.30 FEET; THENCE S1°27'02"E 105.99 FEET; THENCE S4°15'18"E 125.48 FEET; THENCE S4°34'51"E 116.47 FEET; THENCE N83°07'22"E 95.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 5446.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N83°07'22"E) 26.14 FEET THROUGH A CENTRAL ANGLE OF 0°16'30" (CHORD: N6°44'23"W 26.14 FEET); THENCE N83°23'52"E 133.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 5312.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N83°23'52"E) 217.22 FEET THROUGH A CENTRAL ANGLE OF 2°20'34" (CHORD: S7°46'25"E 217.20 FEET); THENCE S8°56'42"E 146.56 FEET TO THE POINT OF BEGINNING.

CONTAINS:  $\pm 5.48$  ACRES  
 $\pm 238,670$  SQ. FT.

All of **WILDFLOWER VILLAGE 3A PLAT B-5**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots 512 through 579

More particularly described as:

A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR, A POINT WHICH IS LOCATED  $50^{\circ}11'02''W$  ALONG THE QUARTER SECTION LINE 1763.50 FEET AND WEST 1322.34 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE ARC OF A 5312.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS:  $S88^{\circ}35'27''E$ ) TO THE LEFT 742.72 FEET THROUGH A CENTRAL ANGLE OF  $8^{\circ}00'37''$  (CHORD:  $S2^{\circ}35'45''E$  742.11 FEET); THENCE  $S83^{\circ}23'52''W$  133.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 5446.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS:  $N83^{\circ}23'52''E$ ) TO THE LEFT 26.14 FEET THROUGH A CENTRAL ANGLE OF  $0^{\circ}16'30''$  (CHORD:  $S6^{\circ}44'23''E$  26.14 FEET); THENCE  $S83^{\circ}07'22''W$  95.39 FEET; THENCE  $N4^{\circ}34'51''W$  116.47 FEET; THENCE  $N4^{\circ}15'18''W$  125.48 FEET; THENCE  $N1^{\circ}27'02''W$  105.99 FEET; THENCE  $S89^{\circ}27'57''W$  167.30 FEET; THENCE  $N5^{\circ}03'04''E$  150.32 FEET; THENCE  $S84^{\circ}56'56''E$  16.50 FEET; THENCE  $N5^{\circ}03'04''E$  55.00 FEET; THENCE  $N84^{\circ}56'56''W$  21.50 FEET; THENCE  $N5^{\circ}03'04''E$  89.93 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 29.52 FEET THROUGH A CENTRAL ANGLE OF  $84^{\circ}34'31''$  (CHORD:  $N47^{\circ}20'45''E$  26.91 FEET); THENCE  $N89^{\circ}37'56''E$  7.59 FEET; THENCE  $N0^{\circ}22'04''W$  40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS:  $N0^{\circ}22'04''W$ ) TO THE RIGHT 33.31 FEET THROUGH A CENTRAL ANGLE OF  $95^{\circ}25'37''$  (CHORD:  $N42^{\circ}39'15''W$  29.59 FEET); THENCE  $N5^{\circ}03'04''E$  71.93 FEET; THENCE  $N89^{\circ}37'56''E$  344.80 FEET TO THE POINT OF BEGINNING.

CONTAINS:  $\pm 5.31$  ACRES  
231,473 SQ FT