

12930477
 02/07/2019 11:21 AM \$24.00
 Book - 10751 Pg - 1114-1116
RASHELLE HOBBS
 RECORDER, SALT LAKE COUNTY, UTAH
 MREC DAI EDELWEISS
 14034 S 145 E
 STE 202
 DRAPER UT 84020
 BY: MBA, DEPUTY - WI 3 P.

When Recorded Return To:

Bryan Flamm
 1099 W. South Jordan Pkwy
 South Jordan, UT 84095

NOTICE OF REINVESTMENT FEE COVENANT

(SUNCREST – Edelweiss Phase 4a Plat)

Pursuant to Utah Code Ann. § 57-1-46(6), the SunCrest Owners 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 *Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest*, recorded with the Salt Lake County Recorder on December 28, 1999 as Entry No. 7543075, 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 transferor or transferee is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 10.3.1 of the Declaration as specifically incorporated into the Declaration by the *Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest, a Planned Community* recorded with the Salt Lake County Recorder on August 9, 2010 as Entry No. 11006709. The reinvestment fee shall be paid on all transfers of ownership of any of the Burdened Property, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). The Association is a “Large Master Planned Development” as that term is defined under Utah Code § 57-1-46(1)(f) and is entitled to establish a reinvestment fee according to the allowable rates for a Large Master Planned Development. 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
Edelweiss Phase 4a Plat that:

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

SunCrest Owners Association, Inc.
 2016 E. Village Green Cir.
 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 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, this Notice of Reinvestment Fee Covenant has been executed on behalf of the Association on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 8 day of August, 2018.

SunCrest Owners Association, Inc.
a Utah nonprofit corporation,

By: Todd Bean
Its: Community Manager

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

On the 10 day of August, 2018, personally appeared before me
Todd Bean who by me being duly sworn, did say that she/he is an
authorized representative of SunCrest Owners Association, Inc., and that the foregoing instrument is
signed on behalf of said company and executed with all necessary authority.

Tracy D Kelly
Notary Public

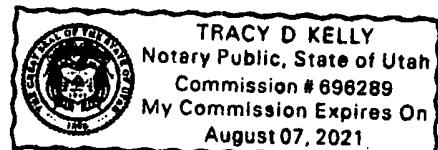


EXHIBIT A
[Legal Description]

All of **Edelweiss, Phase 4a**, according to the official plat on file in the office of the Salt Lake County Recorder.

More particularly described as:

A part of the Southwest Quarter of Section 10, Township 4 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at the most Easterly Corner of Edelweiss Phase 3 Subdivision located 1151.95 feet South $89^{\circ}44'21''$ East along the Quarter Section Line and 1031.05 feet South $30^{\circ}20'11''$ East along the Southwesterly Line of the Metropolitan Water District Right-of-Way as it exists at 50.00 foot width from the West Quarter Corner of said Section 10; and running thence South $30^{\circ}20'11''$ East 494.96 feet along said Southwesterly Line; thence North $89^{\circ}53'02''$ West 515.50 feet along the Northerly Boundary of Stoneleigh Heights at Suncrest Phase No. 3A & 3B Amended Planned Unit Development; thence North $7^{\circ}56'12''$ East 287.99 feet to the most Southerly Corner of said Edelweiss Phase 3 Boundary; thence along said Boundary the following three courses: North $59^{\circ}39'49''$ East 146.00 feet; North $30^{\circ}20'11''$ West 7.60 feet; and North $59^{\circ}39'49''$ East 120.00 feet to the point of beginning.

**Contains 139,271 sq. ft.
or 3.197 acres**