

When Recorded Return to:

Edge Homes Utah, LLC
13702 S. 200 W. #B12
Draper, UT 84020

NOTICE OF REINVESTMENT FEE COVENANT

(Quailhill Plats L & O)

Pursuant to Utah Code § 57-1-46(6), the Mt. Saratoga Master Association, Inc., a Utah non-profit corporation (the “**Association**”), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, and any additional land that is annexed into and made subject to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga, that was recorded July 10, 2018, as Entry No. 64461:2018, in the records of Utah County, 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 is required to pay a reinvestment fee determined by the Association’s Board of Directors in accordance with Article V, Section 5.15 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8).

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Quailhill at Mt. Saratoga** that:

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

Mt. Saratoga Master Association, Inc.
187 West Main St.
Lehi, UT 84043

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 undersigned 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.

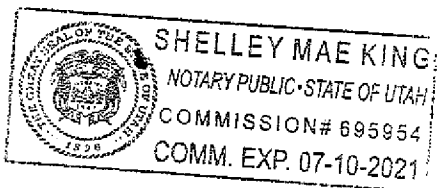
DATED this 25 day of August, 2020.

DECLARANT
EDGE HOMES UTAH, LLC
 a Utah limited liability company

By: Steve Maddox
 Its: Manager

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

On the 25 day of August, 2020, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Shelley King
 Notary Public

EXHIBIT A
(Legal Description)

All of **Quailhill at Mt. Saratoga Plat L**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 123151:2020.

Including Lots 1201 through 1215

Parcel Numbers Not Yet Assigned

More particularly described as:

A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N8°17'59"E ALONG THE QUARTER SECTION LINE 1574.69 FEET AND WEST 157.98 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N70°10'42"W 339.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MT. SARATOGA BOULEVARD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: NORTHEASTERLY ALONG THE ARC OF A 1376.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S64°50'27"E) 65.23 FEET THROUGH A CENTRAL ANGLE OF 2°42'58" (CHORD: N26°31'02"E 65.22 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 2039.50 FOOT RADIUS CURVE TO THE LEFT 470.41 FEET THROUGH A CENTRAL ANGLE OF 13°12'55" (CHORD: N21°16'04"E 469.37 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.32 FEET THROUGH A CENTRAL ANGLE OF 89°03'46" (CHORD: N59°11'29"E 21.04 FEET); THENCE N13°29'47"E 48.00 FEET; THENCE S76°16'38"E 190.06 FEET; THENCE ALONG THE ARC OF A 301.50 FOOT RADIUS CURVE TO THE RIGHT 192.89 FEET THROUGH A CENTRAL ANGLE OF 36°39'21" (CHORD: S57°56'58"E 189.62 FEET); THENCE S51°13'33"W 48.01 FEET; THENCE S5°46'51"W 52.14 FEET; THENCE S11°05'52"W 63.07 FEET; THENCE S36°35'55"W 205.13 FEET; THENCE S20°01'17"W 227.71 TO THE POINT OF BEGINNING.

CONTAINS: 4.80 ACRES
OF LOTS: 15

All of **Quailhill at Mt. Saratoga Plat O**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 123152:2020.

Including Lots 1301 through 1321

Parcel Numbers Not Yet Assigned

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 2385.65 FEET AND WEST 324.04 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1956.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N80°42'27"W) 106.54 FEET THROUGH A CENTRAL ANGLE OF 3°07'12" (CHORD: S10°51'09"W 106.53 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.90 FEET THROUGH A CENTRAL ANGLE OF 91°18'36" (CHORD: S58°04'03"W 21.45 FEET); THENCE S13°27'51"W 48.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S13°43'22"W) 23.82 FEET THROUGH A CENTRAL ANGLE OF 90°59'31" (CHORD: S30°46'53"E 21.40 FEET); THENCE ALONG THE ARC OF A 1956.50 FOOT RADIUS CURVE TO THE RIGHT 86.31 FEET THROUGH A CENTRAL ANGLE OF 2°31'40" (CHORD: S15°58'42"W 86.31 FEET); THENCE N76°23'39"W 569.60 FEET; THENCE N81°16'07"W 365.47 FEET; THENCE N8°43'53"E 158.46 FEET; THENCE N81°30'39"W 15.59 FEET; THENCE N8°29'21"E 191.52 FEET; THENCE S81°30'39"E 644.23 FEET; THENCE S7°37'37"W 77.51 FEET; THENCE S82°27'50"E 160.34 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1792.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N82°27'50"W) 48.97 FEET THROUGH A CENTRAL ANGLE OF 1°33'55" (CHORD: S8°19'07"W 48.97 FEET); THENCE ALONG THE ARC OF A 224.00 FOOT RADIUS CURVE TO THE RIGHT 5.91 FEET THROUGH A CENTRAL ANGLE OF 1°30'46" (CHORD: S9°51'27"W 5.91 FEET); THENCE S80°42'27"E 164.62 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±7.28 ACRES
±317,099 SQ. FT.
OF LOTS: 21