13137210 12/2/2019 2:42:00 PM \$40.00 Book - 10867 Pg - 2586-2588 RASHELLE HOBBS Recorder, Salt Lake County, UT MILLER HARRISON LLC BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO: Monarch Village Sales, LLC 14034 S. 145 E. #204 Draper, UT 84020

NOTICE OF REINVESTMENT FEE COVENANT

(The Grove at Haven Dell)

Pursuant to Uta	ah Code § 57-1-46(6	i), The Grove at Haven Del	Owners Association
("Association") hereb	y provides this Notic	e of Reinvestment Fee Cov	enant which burdens
all of the real property	described in Exhibit	<u>t A</u> (the "Burdened Proper	ty"), attached hereto,
which is subject to the	Declaration of Cover	nants, Conditions, and Resti	rictions for The Grove
at Haven Dell recorded	d with the Salt Lake C	County Recorder on	, 2019 as
Entry No	, and any amendm	nents or supplements thereto	o (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 5.19 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 Grove at Haven Dell that:

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

The Grove at Haven Dell Owners 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 Salt Lake County Recorder.

DATED this 2011 day of October, 2019.

DECLARANT

MONARCH VILLAGE SALES, LLC

a Utah Imited liability company,

Ву:

STATE OF UTAH

COUNTY OF SAILLAKE) ss.

On the day of October, 2019, personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of Monarch Village Sales, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary P

EXHIBIT ALEGAL DESCRIPTION

All of **The Grove at Haven Dell - Phase 4 P.U.D.**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 13133092, In Book 2019P, at Page 322.

Parcel Number: 33083770090000 Including Units 401 through 460

More particularly described as:

COMMENCING AT A FOUND BRASS CAP SECTION MONUMENT AT THE SOUTH QUARTER (S 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 8, SOUTH 89°26'55" WEST 518.95 FEET TO THE SOUTHWEST CORNER OF THE PROPOSED HAVENDELL PHASE 1 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°26'55" WEST 731.17 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°30'26" EAST 65.00 FEET; THENCE SOUTH 89°26'56" WEST 64.97 FEET TO THE EAST BOUNDARY LINE OF THAT CERTAIN PLAT MAP TITLED "VILLAGE AT THE BOULDERS PHASE 2, AMENDING PART OF LOT F, SOUTH HERRIMAN", BOOK 2018P, AT PAGE 158, ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDER'S OFFICE: THENCE ALONG SAID EAST LINE NORTH 00°30'37" EAST 174.61 FEET TO THE SOUTHWEST CORNER OF THE PROPOSED THE GROVE PHASE 5; THENCE THE NEXT THREE (3) CALLS ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PHASE 5; (1) NORTH 89°26'58" EAST 75.21 FEET; (2) SOUTH 00°33'02" EAST 3.76 FEET; (3) NORTH 89°26'58" EAST 691.57 FEET TO THE NORTHWEST CORNER OF THE PROPOSED HAVENDELL PHASE 1; THENCE THE NEXT SEVEN (7) CALLS ALONG THE WESTERLY BOUNDARY LINE OF SAID PHASE 1; (1) SOUTH 00°33'02" EAST 41.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; (2) SOUTHEASTERLY 44.13 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 27.50 FEET (RADIUS BEARS SOUTH 02°29'21" EAST) WITH A CENTRAL ANGLE OF 91°56'19", CHORD BEARS SOUTH 46°31'12" EAST 39.54 FEET; (3) SOUTH 00°33'02" EAST 111.31 FEET TO THE BEGINNING OF A CURVE; (4) SOUTHWESTERLY 3.20 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9.50 FEET WITH A CENTRAL ANGLE OF 19°17'24", CHORD BEARS SOUTH 09°05'40" WEST 3.18 FEET; (5) SOUTH 18°44'22" WEST 6.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; (6) SOUTHWESTERLY 4.88 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 14.50 FEET (RADIUS BEARS SOUTH 71°16'20" EAST) WITH A CENTRAL ANGLE OF 19°16'43", CHORD BEARS SOUTH 09°05'19" WEST 4.86 FEET; (7) SOUTH 00°33'02" EAST 41.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED CONTAINS 182,604 SQUARE FEET OR 4.19 ACRES.