

NOTICE OF REINVESTMENT FEE COVENANT
(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46 (2010), this instrument is a notice of reinvestment fee covenant ("Notice") that satisfies the requirements of Utah Code Ann. § 57-1-46 (6) (2010). The beneficiary-association hereunder described is governed by the Declaration of Protective Covenants, Conditions, & Restrictions for Berkley Manor Condominiums, recorded with the Salt Lake County Recorder on August 15, 2008 as Entry No. 10501031 and as amended from time to time (the "Declaration"). This Notice serves as notice of a reinvestment fee covenant (the "Reinvestment Fee Covenant") that was recorded on this property previously as contained in the Declaration. Unless otherwise defined herein, all capitalized terms shall have the same meaning as in the Declaration.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

1. The name of the beneficiary under the above referenced reinvestment fee covenant is the Berkley Manor Homeowners' Association. The current address for the Association's property management company is K&R Premier Property Management, PO Box 242, Lehi, UT 84043; Phone: (801) 610-9440. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce Division of Corporations.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land contained in the Project, all phases belonging to the Association, including, but not limited to, the property described in Exhibit A, and to bind successors in interest and assigns. The duration of the Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of the same if duly approved by the Association pursuant to the Declaration.
3. As of the date of this Notice, a reinvestment fee is due at settlement for each unit at an amount determined by the Association's Board of Directors not to exceed .5% of the selling price. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. However, the existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the development and maintenance of the common property including recreational facilities.

DATE: 12/5, 2019

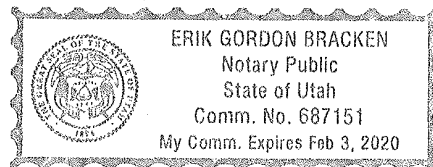
Berkley Manor Homeowners' Association

[Signature]
By:
Its:

STATE OF UTAH)
 :SS
SALT LAKE COUNTY)

The foregoing signatory personally appeared and executed this instrument before me on this day
of 5th of December, 2019.

Erik Bracken
Notary Public



Legal Description
Exhibit A

BERKLEY MANOR HOA UNITS 1-18

Parcel ID: 16:08:135:001:0000 through 16:08:135:018:0000

UNIT 101, BERKLEY MANOR CONDO. 9635-4593 9663-5534 9694-589 10324-1150
UNIT 102, BERKLEY MANOR CONDO. 9635-4593 9663-5534
UNIT 103, BERKLEY MANOR CONDO. 9635-4593 9663-5534
UNIT 104, BERKLEY MANOR CONDO. 9635-4593 9663-5534 9780-944010179-7792
UNIT 105, BERKLEY MANOR CONDO. 9635-4593 9663-5534 9940-2127
UNIT 106, BERKLEY MANOR CONDO. 9635-4593 9663-5534 9939-3217
UNIT 207, BERKLEY MANOR CONDO. 9635-4593 9663-5584 9663-5587
UNIT 208, BERKLEY MANOR CONDO. 9635-4593 9663-5534 3685-9123
UNIT 209, BERKLEY MANOR CONDO. 9635-4593 9663-5534 9867-3524
UNIT 210, BERKLEY MANOR CONDO. 9635-4593 9663-5534 9859-13559947-7287 9954-5851
UNIT 211, BERKLEY MANOR CONDO. 9635-4593 9663-5534
UNIT 212, BERKLEY MANOR CONDO. 9635-4593 9663-5534
UNIT 313, BERKLEY MANOR CONDO. 9635-4593 9663-5579,5582
UNIT 314, BERKLEY MANOR CONDO. 9635-4593 9663-5534
UNIT 315, BERKLEY MANOR CONDO. 9635-4593 9663-5534 9791-3975
UNIT 316, BERKLEY MANOR CONDO. 9635-4593 9663-5534 9758-5351
UNIT 317, BERKLEY MANOR CONDO. 9635-4593 9663-5534 9767-1616
UNIT 318, BERKLEY MANOR CONDO. 9635-4593 9663-5534