
NOTICE OF REINVESTMENT FEE COVENANT

(Eagle View Condos)

Pursuant to Utah Code § 57-1-46(6), the Eagle View Condominiums 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 First Amended (Restated) Declaration of Condominium for Eagle View Condominiums, recorded with the Salt Lake County Recorder on October 5, 2016, as Entry No. 12382345, 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, 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 **Eagle View Condos** that:

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

Eagle View Condominiums Owners Association, Inc.
c/o Community Solutions & Sales
12371 South 900 East, Suite 200
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 unless otherwise amended.

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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. For the amount of the Reinvestment Fee owed, please contact the Association.

IN WITNESS WHEREOF, the Eagle View Condominiums Owners Association, Inc. has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Davis County Recorder.

DATED this 6th day of February, 2020.

Eagle View Condominiums Owners Association, Inc.

a Utah Non-Profit Corporation

By: Diane Freeman
Its: President

STATE OF UTAH)
) ss.
COUNTY OF SJC)

On the 6th day of February, 2020, personally appeared before me Diane Freeman who by me being duly sworn, did say that she/he is an authorized representative of Eagle View Condominiums Owners Association, Inc. and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.

Stephanie Hunsake
Notary Public

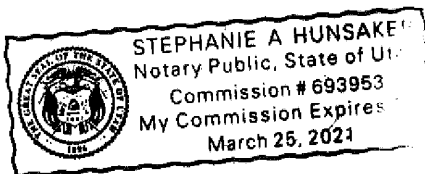


EXHIBIT A
LEGAL DESCRIPTION – EAGLE VIEW CONDOMINIUMS

That certain real property, located in Salt Lake County, State of Utah and more particularly described as follows:

Phase A-1

All of Eagle View Condominiums, Plat A-1, according to the official plat thereof, recorded in the official records of Salt Lake County on September 8, 2016, as Entry No. 12361291, in Book 2016P, Page 223.

Also known as:

Parcel Numbers 33-07-253-159 through 33-07-253-169

Phase A-2

All of Eagle View Condominiums, Plat A-2, according to the official plat thereof, recorded in the official records of Salt Lake County on September 8, 2016, as Entry No. 12361292, in Book 2016P, Page 224.

Also known as:

Parcel Numbers 33-07-253-148 through 33-07-253-158

Phase A-3

All of Eagle View Condominiums, Plat A-3, according to the official plat thereof, recorded in the official records of Salt Lake County on September 8, 2016, as Entry No. 12361293, in Book 2016P, Page 225.

Also known as:

Parcel Numbers 33-07-253-137 through 33-07-253-147

Phase A-4

All of Eagle View Condominiums, Plat A-4, according to the official plat thereof, recorded in the official records of Salt Lake County on September 8, 2016, as Entry No. 12361294, in Book 2016P, Page 226.

Also known as:

Parcel Numbers 33-07-253-126 through 33-07-253-136

Phase A-5

All of Eagle View Condominiums, Plat A-5, according to the official plat thereof, recorded in the official records of Salt Lake County on September 8, 2016, as Entry No. 12361295, in Book 2016P, Page 227.

Also known as:

Parcel Numbers 33-07-253-093 through 33-07-253-103

Phase A-6

All of Eagle View Condominiums, Plat A-6, according to the official plat thereof, recorded in the official records of Salt Lake County on September 8, 2016, as Entry No. 12361296, in Book 2016P, Page 228.

Also known as:

Parcel Numbers 33-07-253-104 through 33-07-253-114

Phase A-7

All of Eagle View Condominiums, Plat A-7, according to the official plat thereof, recorded in the official records of Salt Lake County on September 8, 2016, as Entry No. 12361297, in Book 2016P, Page 229.

Also known as:

Parcel Numbers 33-07-253-115 through 33-07-253-125

**EXHIBIT B
ADDITIONAL LAND LEGAL DESCRIPTION**

EAGLE VIEW, PHASE 2

Beginning at a point on the South Line of the Overlook at Rosecrest Subdivision, said point being located $S0^{\circ}26'18''W$ along the Section Line 1566.74 feet and East 802.03 feet from the North Quarter Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence $S42^{\circ}34'20''E$ 469.43 feet; thence $S38^{\circ}36'00''W$ 35.00 feet; thence $S39^{\circ}34'16''W$ 76.26 feet; thence $N63^{\circ}28'52''W$ 734.46 feet to the South Line of the Overlook at Rosecrest Subdivision; thence along the said south line the following six (6) courses: $N81^{\circ}41'30''E$ 181.40 feet; thence $N78^{\circ}34'32''E$ 56.90 feet; thence $N73^{\circ}48'32''E$ 59.08 feet; thence $N69^{\circ}48'12''E$ 59.18 feet; thence $N65^{\circ}25'58''E$ 59.24 feet; thence $N60^{\circ}22'16''E$ 9.90 feet to the point of beginning.

Contains: ± 2.80 Acres

EAGLE VIEW, PHASE 3

Beginning at a point on the South Line of the Overlook at Rosecrest Subdivision, said point being located $S0^{\circ}26'18''W$ along the Section Line 1670.65 feet and East 392.80 feet from the North Quarter Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence $S63^{\circ}28'52''E$ 734.46 feet; thence $S39^{\circ}34'16''W$ 43.76 feet; thence $S50^{\circ}25'44''E$ 96.83 feet; thence along the arc of a 280.00 foot radius non-tangent curve (radius bears: $N30^{\circ}33'22''W$) to the right 279.86 feet through a central angle of $57^{\circ}15'59''$ (chord: $N88^{\circ}04'37''E$ 268.35 feet); thence $N63^{\circ}17'23''W$ 515.06 feet; thence along the arc of a 430.00 foot radius curve to the right 251.98 feet through a central angle of $33^{\circ}34'30''$ (chord: $N46^{\circ}30'08''W$ 248.39 feet) to the South Line of the Overlook at Rosecrest Subdivision; thence $N81^{\circ}41'30''E$ along the said south line 206.71 feet to the point of beginning.

Contains: ± 3.67 Acres