

---

## NOTICE OF REINVESTMENT FEE COVENANT

(Westgate Towns HOA)

---

Pursuant to Utah Code § 57-1-46(6), the Westgate Towns Homeowner's 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 Amended and Restated Neighborhood Declaration of Covenants, Conditions and Restrictions for Westgate Towns, recorded with the Salt Lake County Recorder on August 11, 2017, as Entry No. 12594603, 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 **Westgate Towns HOA** that:

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

Westgate Towns Homeowner's Association, Inc.  
c/o Treo Community Management  
8180 South 700 East, Suite 120  
Sandy, UT 84070

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 Westgate Towns Homeowner's 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 4 day of May, 2020.

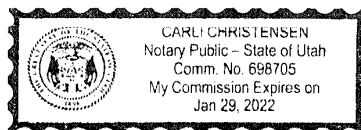
**Westgate Towns Homeowner's Association, Inc.**

a Utah Non-Profit Corporation

By: *Paul Christensen*  
Its: president

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 4 day of May, 2020, personally appeared before me Kati Ridding who by me being duly sworn, did say that she/he is an authorized representative of Westgate Towns Homeowner's Association, Inc. and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.



*Carl Christensen*  
Notary Public

## Exhibit A

### Legal Description

ALL OF LOTS T/234 THROUGH T/336 AND PARCELS P AND I WESTGATE ACLAIME AT INDEPENDENCE SUBDIVISION AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD WITH THE SALT LAKE COUNTY RECORDER'S OFFICE.

Parcel ID Nos.:

|  |   |       |                    |   |
|--|---|-------|--------------------|---|
|  | L | T/234 | 33-11-379-118-0000 | N |
|  | L | T/235 | 33-11-379-117-0000 | N |
|  | L | T/236 | 33-11-379-116-0000 | N |
|  | L | T/237 | 33-11-379-115-0000 | N |
|  | L | T/238 | 33-11-379-114-0000 | N |
|  | L | T/239 | 33-11-379-113-0000 | N |
|  | L | T/240 | 33-11-379-112-0000 | N |
|  | L | T/241 | 33-11-379-111-0000 | N |
|  | L | T/242 | 33-11-379-110-0000 | N |
|  | L | T/243 | 33-11-379-101-0000 | N |
|  | L | T/244 | 33-11-379-102-0000 | N |
|  | L | T/245 | 33-11-379-103-0000 | N |
|  | L | T/246 | 33-11-379-104-0000 | N |
|  | L | T/247 | 33-11-379-105-0000 | N |
|  | L | T/248 | 33-11-379-106-0000 | N |
|  | L | T/249 | 33-11-379-107-0000 | N |
|  | L | T/250 | 33-11-379-108-0000 | N |
|  | L | T/251 | 33-11-379-109-0000 | N |
|  | L | T/252 | 33-11-379-099-0000 | N |
|  | L | T/253 | 33-11-379-098-0000 | N |
|  | L | T/254 | 33-11-379-097-0000 | N |
|  | L | T/255 | 33-11-379-096-0000 | N |
|  | L | T/256 | 33-11-379-095-0000 | N |
|  | L | T/257 | 33-11-379-094-0000 | N |
|  | L | T/258 | 33-11-379-085-0000 | N |
|  | L | T/259 | 33-11-379-086-0000 | N |
|  | L | T/260 | 33-11-379-087-0000 | N |
|  | L | T/261 | 33-11-379-088-0000 | N |
|  | L | T/262 | 33-11-379-089-0000 | N |
|  | L | T/263 | 33-11-379-090-0000 | N |
|  | L | T/264 | 33-11-379-091-0000 | N |
|  | L | T/265 | 33-11-379-092-0000 | N |
|  | L | T/266 | 33-11-379-093-0000 | N |
|  | L | T/267 | 33-11-379-083-0000 | N |
|  | L | T/268 | 33-11-379-082-0000 | N |
|  | L | T/269 | 33-11-379-081-0000 | N |
|  | L | T/270 | 33-11-379-080-0000 | N |
|  | L | T/271 | 33-11-379-079-0000 | N |
|  | L | T/272 | 33-11-379-078-0000 | N |

|  |   |       |                    |   |
|--|---|-------|--------------------|---|
|  | L | T/273 | 33-11-379-077-0000 | N |
|  | L | T/274 | 33-11-379-076-0000 | N |
|  | L | T/275 | 33-11-379-075-0000 | N |
|  | L | T/276 | 33-11-379-074-0000 | N |
|  | L | T/277 | 33-11-379-057-0000 | N |
|  | L | T/278 | 33-11-379-058-0000 | N |
|  | L | T/279 | 33-11-379-059-0000 | N |
|  | L | T/280 | 33-11-379-060-0000 | N |
|  | L | T/281 | 33-11-379-061-0000 | N |
|  | L | T/282 | 33-11-379-062-0000 | N |
|  | L | T/283 | 33-11-379-063-0000 | N |
|  | L | T/284 | 33-11-379-064-0000 | N |
|  | L | T/285 | 33-11-379-065-0000 | N |
|  | L | T/286 | 33-11-379-066-0000 | N |
|  | L | T/287 | 33-11-379-067-0000 | N |
|  | L | T/288 | 33-11-379-068-0000 | N |
|  | L | T/289 | 33-11-379-069-0000 | N |
|  | L | T/290 | 33-11-379-070-0000 | N |
|  | L | T/291 | 33-11-379-071-0000 | N |
|  | L | T/292 | 33-11-379-072-0000 | N |
|  | L | T/293 | 33-11-379-073-0000 | N |
|  | L | T/294 | 33-11-377-056-0000 | N |
|  | L | T/295 | 33-11-377-055-0000 | N |
|  | L | T/296 | 33-11-377-054-0000 | N |
|  | L | T/297 | 33-11-377-053-0000 | N |
|  | L | T/298 | 33-11-377-051-0000 | N |
|  | L | T/299 | 33-11-377-050-0000 | N |
|  | L | T/300 | 33-11-377-049-0000 | N |
|  | L | T/301 | 33-11-377-048-0000 | N |
|  | L | T/302 | 33-11-377-047-0000 | N |
|  | L | T/303 | 33-11-377-046-0000 | N |
|  | L | T/304 | 33-11-377-045-0000 | N |
|  | L | T/305 | 33-11-377-044-0000 | N |
|  | L | T/306 | 33-11-377-043-0000 | N |
|  | L | T/307 | 33-11-377-042-0000 | N |
|  | L | T/308 | 33-11-377-041-0000 | N |
|  | L | T/309 | 33-11-377-040-0000 | N |
|  | L | T/310 | 33-11-377-039-0000 | N |
|  | L | T/311 | 33-11-377-038-0000 | N |
|  | L | T/312 | 33-11-377-037-0000 | N |
|  | L | T/313 | 33-11-377-017-0000 | N |
|  | L | T/314 | 33-11-377-016-0000 | N |
|  | L | T/315 | 33-11-377-015-0000 | N |
|  | L | T/316 | 33-11-377-014-0000 | N |
|  | L | T/317 | 33-11-377-013-0000 | N |
|  | L | T/318 | 33-11-377-012-0000 | N |
|  | L | T/319 | 33-11-377-019-0000 | N |
|  | L | T/320 | 33-11-377-020-0000 | N |

|  |   |       |                    |   |
|--|---|-------|--------------------|---|
|  | L | T/321 | 33-11-377-021-0000 | N |
|  | L | T/322 | 33-11-377-022-0000 | N |
|  | L | T/323 | 33-11-377-023-0000 | N |
|  | L | T/324 | 33-11-377-024-0000 | N |
|  | L | T/325 | 33-11-377-025-0000 | N |
|  | L | T/326 | 33-11-377-026-0000 | N |
|  | L | T/327 | 33-11-377-027-0000 | N |
|  | L | T/328 | 33-11-377-028-0000 | N |
|  | L | T/329 | 33-11-377-029-0000 | N |
|  | L | T/330 | 33-11-377-030-0000 | N |
|  | L | T/331 | 33-11-377-031-0000 | N |
|  | L | T/332 | 33-11-377-032-0000 | N |
|  | L | T/333 | 33-11-377-033-0000 | N |
|  | L | T/334 | 33-11-377-034-0000 | N |
|  | L | T/335 | 33-11-377-035-0000 | N |
|  | L | T/336 | 33-11-377-036-0000 | N |
|  | P | I     | 33-11-377-057-0000 | N |
|  | P | P     | 33-11-381-001-0000 | N |