

WHEN RECORDED RETURN TO:  
Edge Homes Utah, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

13398811  
9/21/2020 9:45:00 AM \$40.00  
Book - 11022 Pg - 1469-1471  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
TRIDENT TITLE INSURANCE AGENCY  
BY: eCASH, DEPUTY - EF 3 P.

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## NOTICE OF REINVESTMENT FEE COVENANT

(Bringhurst Station Townhomes)

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Pursuant to Utah Code § 57-1-46(6), the Bringhurst Station Townhome Association ("**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 Declaration of Covenants, Conditions, and Restrictions for Bringhurst Station Townhomes recorded with the Salt Lake County Recorder on September 14, 2020 as Entry No. 13392010, 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, 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 **Bringhurst Station Townhomes** that:

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

Bringhurst Station Townhome Association  
13702 S. 200 W. #B12  
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 17 day of September, 2020.

**DECLARANT**  
**EDGE HOMES UTAH, LLC**  
a Utah limited liability company,

By: Steve Maddox

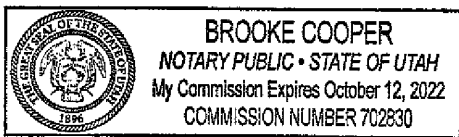
Name: Steve Maddox

Its: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 17 day of September, 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.

Bruce  
Notary Public



**EXHIBIT A**  
[Legal Description]

All of **BRINGHURST STATION PHASE 1 PLAT 2**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13295008.

Including Lots **T-201 through T-231**

**Parcel Numbers: 33224010180000 through 33224010480000**

All of **BRINGHURST STATION PHASE 1 PLAT 3**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13243910.

Including Lots **T-301 through T-337**

**Parcel Numbers: 33222510110000 through 33222510470000**

All of **BRINGHURST STATION PHASE 1 PLAT 5**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13295009.

Including Lots **T-501 through T-549**

**Parcel Numbers: 33222510670000 through 33222510980000**  
**33224010760000 through 33224010920000**

All of **BRINGHURST STATION PHASE 1 PLAT 6**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13295010.

Including Lots **T-601 through T-625**

**Parcel Numbers: 33224010510000 through 33224010750000**