

WHEN RECORDED MAIL TO:

D.R. Horton, Inc.  
12351 S. Gateway Park Place, Ste D100  
Draper, UT 84020  
Attn: Rob Hartshorn

13541243  
1/22/2021 4:00:00 PM \$40.00  
Book - 11104 Pg - 76-83  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 8 P.

**NOTICE OF REINVESTMENT FEE COVENANT  
GATEWAY TO LITTLE VALLEY**

In Reference to Tax ID Number(s):

14-32-300-012-4001, 14-32-300-012-4002, 14-32-152-001, 14-32-176-005, 14-31-400-007 and  
20-05-300-005-4001

**WHEN RECORDED RETURN TO:**

D.R. Horton, Inc.  
12351 South Gateway Park Place, Suite D-100  
Draper, Utah 84020  
Attn: Rob Hartshorn

Space above for County Recorder's Use

**NOTICE OF REINVESTMENT FEE COVENANT  
GATEWAY TO LITTLE VALLEY**

Pursuant to Section 57-1-46 of the Utah Code, this NOTICE OF REINVESTMENT FEE COVENANT GATEWAY TO LITTLE VALLEY is hereby given for that certain real property located in Salt Lake County, Utah (the "Property") which is more particularly described on Exhibit A attached hereto and incorporated herein, with respect to the following:

1. The DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GATEWAY TO LITTLE VALLEY dated January 15, 2021 (the "Declaration") was recorded in the Office of the Recorder of Salt Lake County, Utah on JANUARY 22, 2021 as Entry No. 175A0701 in Book 1103 beginning at Page 6206

2. Pursuant to Section 7.6 of the Declaration, the LITTLE VALLEY OWNERS ASSOCIATION, INC., a Utah nonprofit corporation (the "Association"), is authorized to collect a fee (the "Reinvestment Fee") upon the sale of certain transfers of portions of the Property (except for those certain transfers described in the Declaration that are not subject to the Reinvestment Fee).

3. The Reinvestment Fee is payable to the Association at the closing of the transfer of the title of the affected portion of the Property.

4. The Reinvestment Fee shall be paid to the Association, at the following address:

LITTLE VALLEY OWNERS ASSOCIATION, INC.  
c/o Advantage Management  
P. O. Box 1006  
Orem, Utah 84059-1006  
801-235-7368

5. The burden of the Reinvestment Fee runs with the land and binds all successors in interest and assigns of the Property.

6. Unless terminated pursuant to the Declaration, the duration of the Reinvestment Fee is perpetual.

7. Pursuant to the Declaration, the Reinvestment Fee shall belong to the Association, and the purpose of the Reinvestment Fee is to benefit the Property, including payment for common planning, facilities and infrastructure, obligations arising from an environmental

covenant, community programming, resort facilities, open space, recreation amenities, charitable purposes or association expenses.

8. The Reinvestment Fees paid under the Declaration are required to benefit the Property.

9. The Reinvestment Fee (as more specifically set forth and described in the Declaration) is the only reinvestment fee covenant to burden the Property, and no additional reinvestment fee covenant of any type or kind may be imposed on the Property.

IN WITNESS WHEREOF, the undersigned have executed this Notice of Reinvestment Fee Covenant "Gateway to Little Valley" or "Little Valley Gateway" as of January 22, 2021

[SIGNATURE PAGES FOLLOW]

LITTLE VALLEY OWNERS ASSOCIATION,  
INC., a Utah nonprofit corporation

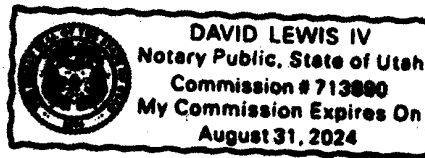
By: [Signature]  
Name: KRISSEL TRAVIS  
Title: PRESIDENT LVOA

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged to me this 18 day of January, 2021,  
by Krisel Travis, in his or her capacity as  
President LVOA of LITTLE VALLEY OWNERS ASSOCIATION, INC., a  
Utah nonprofit corporation.

NOTARY PUBLIC  
Residing at:

My commission expires:  
Aug 31, 2024



FORESTAR (USA) REAL ESTATE GROUP INC.,  
a Delaware corporation

By: Daniel Bartok  
Name: Daniel Bartok  
Title: Chief Operating Officer

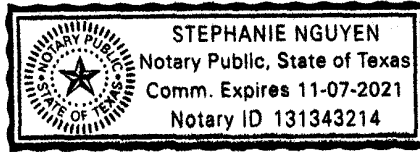
STATE OF TEXAS            )  
  : ss.  
COUNTY OF Tarrant    )

The foregoing instrument was acknowledged to me this 15<sup>th</sup> day of January, 2021,  
by Daniel Bartok, in his or her capacity as  
Chief Operating Officer of FORESTAR (USA) REAL ESTATE GROUP INC., a  
Delaware corporation.

NOTARY PUBLIC  
Residing at:

My commission expires:

11-07-2021



**EXHIBIT A**  
**TO**  
**NOTICE OF REINVESTMENT FEE COVENANT**  
**GATEWAY TO LITTLE VALLEY**

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As used in this NOTICE OF REINVESTMENT FEE COVENANT GATEWAY TO LITTLE VALLEY, the term "Property" means and refers to that certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

A parcel of land situated in the East Half of Section 31 and the West Half of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Intersection of the Southwest line of the Denver & Rio Grande Western Railroad Right-of-Way and the West line of 8400 West Street (SR-111), said point also being South 00°01'06" West 154.21 feet along the Quarter Section line and West 71.00 feet from the Center of Section of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°01'06" West 1,775.11 feet along the said Westerly Right-of-Way of 8400 South Street;

thence North 89°40'50" West 353.32 feet;

thence North 124.83 feet;

thence West 496.00 feet;

thence South 459.00 feet;

thence South 89°45'36" East 310.90 feet;

thence South 00°01'06" West 233.00 feet;

thence South 89°40'50" East 165.00 feet;

thence South 00°01'06" West 140.00 feet to a point on the South Section line of Section 32;

thence North 89°40'50" West 1,280.27 feet along said South line to a line that is 25 feet perpendicularly distant Northeasterly from the Center of Tracks of the Bingham & Garfield Railroad;

thence North 43°48'26" West 237.28 feet along said line 25 feet perpendicularly distant from the Center of said Tracks;

thence North 46°10'42" East 797.63 feet;

thence Northeasterly 636.53 feet along the arc of a 1,150.00 foot radius curve to the left (center bears North 43°49'18" West and the chord bears North 30°19'17" East 628.44 feet with a central angle of 31°42'49");

thence North 14°27'53" East 204.34 feet;

thence Northwesterly 1,095.55 feet along the arc of a 2,833.00 foot radius curve to the right (center bears North 14°27'53" East and the chord bears North 64°27'24" West 1,088.74 feet with a central angle of 22°09'25");

thence North 53°22'42" West 895.56 feet;

thence South 36°37'18" West 946.68 feet;  
thence North 21°56'38" West 29.63 feet;  
thence North 11°38'14" West 457.04 feet;  
thence North 02°29'50" West 369.19 feet;  
thence North 11°16'48" West 268.52 feet;  
thence North 16°31'39" West 269.99 feet;  
thence North 20°55'36" West 184.93 feet;  
thence North 31°54'21" West 229.96 feet;  
thence North 50°15'57" West 158.95 feet;  
thence North 50°14'34" West 266.00 feet;  
thence North 89°44'49" East 1,117.41 feet to a point on the Southwesterly Right-of-Way  
of said Denver & Rio Grande Western Railroad;  
thence Southeasterly 3,229.51 feet along the arc of a 4,347.28 foot radius curve to the left  
(center bears North 49°21'37" East and the chord bears South 61°55'18" East 3,155.76 feet with  
a central angle of 42°33'50") along said Southwesterly Right-of-Way to the point of beginning.

Contains 6,074,813 square feet or 139.459 acres.

**LESS AND EXCEPTING:**

**Seminary Parcel**

A parcel of land situated in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°01'06" West 910.95 feet along the section line and West 1,528.15 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Northwesterly 207.84 feet along the arc of a 2,803.00 foot radius curve to the right  
(center bears North 27°24'23" East and the chord bears North 60°28'10" West 207.79 feet with a  
central angle of 04°14'54");

thence Northwesterly 23.77 feet along the arc of a 15.00 foot radius curve to the right  
(center bears North 31°39'17" East and the chord bears North 12°56'22" West 21.36 feet with a  
central angle of 90°48'43");

thence North 32°27'59" East 82.15 feet;

thence Northeasterly 9.07 feet along the arc of a 125.00 foot radius curve to the right  
(center bears South 57°32'01" East and the chord bears North 34°32'39" East 9.06 feet with a  
central angle of 04°09'19");

thence North 36°37'18" East 86.11 feet;

thence Northeasterly 22.21 feet along the arc of a 15.00 foot radius curve to the right  
(center bears South 53°22'42" East and the chord bears North 79°02'02" East 20.23 feet with a  
central angle of 84°49'27");

thence Southeasterly 182.87 feet along the arc of a 2,597.00 foot radius curve to the left  
(center bears North 31°26'45" East and the chord bears South 60°34'17" East 182.83 feet with a  
central angle of 04°02'04");

thence South 27°12'09" West 205.92 feet to the point of beginning.

Contains 43,496 Square Feet or 0.999 Acres

**LESS AND EXCEPTING:**

**Apartment Parcel**

A parcel of land situated in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of 8400 West Street (SR-111), said point being South 00°01'06" West 1,275.16 feet along the section line and North 89°58'54" West 71.00 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°01'06" West 166.12 feet along the Westerly Right-of-Way Line of said 8400 West Street (SR-111);  
thence South 89°36'33" West 281.95 feet;  
thence South 143.24 feet;  
thence West 469.91 feet;  
thence South 216.06 feet;  
thence South 89°52'13" West 181.22 feet;  
thence Northwesterly 148.55 feet along the arc of a 175.00 foot radius curve to the left (center bears South 82°29'28" West and the chord bears North 31°49'39" West 144.13 feet with a central angle of 48°38'13");  
thence Northwesterly 22.47 feet along the arc of a 15.00 foot radius curve to the right (center bears North 33°51'14" East and the chord bears North 13°14'06" West 20.43 feet with a central angle of 85°49'20");  
thence Northeasterly 313.28 feet along the arc of a 1,180.00 foot radius curve to the left (center bears North 60°19'26" West and the chord bears North 22°04'14" East 312.36 feet with a central angle of 15°12'41");  
thence North 14°27'53" East 150.19 feet;  
thence Northeasterly 23.15 feet along the arc of a 15.00 foot radius curve to the right (center bears South 75°32'18" East and the chord bears North 58°40'04" East 20.92 feet with a central angle of 88°24'45");  
thence Southeasterly 450.96 feet along the arc of a 2,010.00 foot radius curve to the left (center bears North 12°52'23" East and the chord bears South 83°33'16" East 450.02 feet with a central angle of 12°51'18");  
thence South 89°58'54" East 372.93 feet;  
thence Southeasterly 23.83 feet along the arc of a 27.50 foot radius curve to the right (center bears South 00°01'06" West and the chord bears South 65°09'26" East 23.09 feet with a central angle of 49°38'56") to the point of beginning.

Contains 310,319 Square Feet or 7.124 Acres