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

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Pursuant to Utah Code Annotated § 57-1-46, this Notice of Reinvestment Fee Covenant (the “**Notice**”) provides notice that a reinvestment fee covenant (the “**Reinvestment Fee Covenant**”) affects the real property that is described in **Exhibit A** to this Notice. The Reinvestment Fee Covenant was recorded as part of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Highland Gardens Town Home Association (the “**Declaration**”) on March 23, 2021, as Entry Number 13607155 in the official records of the County Recorder for Salt Lake County, State of Utah. The Declaration (and any amendments thereto) establishes certain obligations of which all owners, sellers, and buyers should be aware.

**BE IT KNOWN TO ALL SELLERS, BUYERS, AND TITLE COMPANIES** either owning, purchasing or assisting with the closing of a property conveyance within the Highland Gardens project **THAT**:

1. The Highland Garden Town Home Association (the “**Association**”) is the beneficiary of the Reinvestment Fee Covenant. The Association’s current address for the Association registered agent and principle office is 187 W. Main Street, Lehi, UT 84043.

The address of the Association’s registered agent, or other authorized representative, may change from time to time. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Association on file with the Utah Division of Corporations and/or Utah Department of Commerce Homeowner Associations Registry.

2. The burden and obligation of the Reinvestment Fee Covenant is intended to run with the land and to bind successors in interest and assigns of each and every lot and lot owner within the Association in perpetuity. 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.

3. The Reinvestment Fee Covenant is required to benefit the burdened property. The purpose of the fee paid under the Reinvestment Fee Covenant is to cover the costs to the Association of effectuating any transfer of membership upon the books of the Association, to perpetuate the reserve funds of the Association or to reduce the Common expenses of the Association.

4. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.



# EXHIBIT A

## LEGAL DESCRIPTION

### Phase 1

Beginning at a point being North 00°08'36" East 674.90 feet along the Section Line and West 1221.39 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°07'29" East 309.19 feet to the Northerly Right-of-Way Line of 7800 South Street; thence North 89°34'30" West 45.63 feet along the Northerly Right-of-Way Line of said 7800 South Street; thence South 85°46'23" West 196.69 feet along the Northerly Right-of-Way Line of 7800; thence North 04°13'37" West 16.06 feet along the Easterly Right-of-Way Line of said Bingham Junction Boulevard; thence North 33°13'37" East 47.33 feet; thence North 56°46'23" West 36.25 feet to the Easterly Right-of-Way Line of said Bingham Junction Boulevard; South Street to the Easterly Right-of-Way Line of Bingham Junction Boulevard; thence North 04°13'37" West 168.98 feet along the Easterly Right-of-Way Line of said Bingham Junction Boulevard; thence Northerly 85.32 feet along the arc of a 2,947.00 foot radius curve to the right (center bears North 85°46'23" East and the chord bears North 03°23'51" West 85.31 feet with a central angle of 01°39'31") along the Easterly Right-of-Way Line of said Bingham Junction Boulevard; thence Southeasterly 21.50 feet along the arc of a 29.80 foot radius curve to the left (center bears North 39°13'47" East and the chord bears South 71°26'20" East 21.04 feet with a central angle of 41°20'14"); thence North 87°53'33" East 20.80 feet; thence Northeasterly 44.83 feet along the arc of a 28.50 foot radius curve to the left (center bears North 02°06'27" West and the chord bears North 42°49'53" East 40.35 feet with a central angle of 90°07'20"); thence North 87°46'14" East 27.00 feet; thence South 02°13'46" East 10.78 feet; thence North 87°46'14" East 28.36 feet; thence South 00°01'46" East 14.42 feet; thence North 89°58'14" East 110.00 feet; thence South 00°01'46" East 6.50 feet; thence North 89°58'20" East 30.29 feet to the point of beginning.

Contains 81,262 Square Feet or 1.865 Acres

21-26-476-008-0000	21-26-476-019-0000	21-26-476-030-0000
21-26-476-009-0000	21-26-476-020-0000	21-26-476-031-0000
21-26-476-010-0000	21-26-476-021-0000	21-26-476-032-0000
21-26-476-011-0000	21-26-476-022-0000	21-26-476-033-0000
21-26-476-012-0000	21-26-476-023-0000	21-26-476-034-0000
21-26-476-013-0000	21-26-476-024-0000	21-26-476-035-0000
21-26-476-014-0000	21-26-476-025-0000	21-26-476-036-0000
21-26-476-015-0000	21-26-476-026-0000	21-26-476-037-0000
21-26-476-016-0000	21-26-476-027-0000	21-26-476-038-0000
21-26-476-017-0000	21-26-476-028-0000	21-26-476-039-0000
21-26-476-018-0000	21-26-476-029-0000	21-26-476-040-0000

**Phase 2**

Beginning at a point being North 00°08'36" East 982.45 feet along the Section Line and West 1222.83 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°07'29" East 307.55 feet to the Northerly Boundary Line of Highland Gardens Phase 1 Subdivision; thence South 89°58'20" West 30.29 feet along the Northerly Boundary Line of said Highland Gardens Phase 1 Subdivision; thence North 00°01'46" West 6.50 feet along the Northerly Boundary Line of said Highland Gardens Phase 1 Subdivision; thence South 89°58'14" West 110.00 feet along the Northerly Boundary Line of said Highland Gardens Phase 1 Subdivision; thence North 00°01'46" West 14.42 feet along the Northerly Boundary Line of said Highland Gardens Phase 1 Subdivision; thence South 87°46'14" West 28.36 feet along the Northerly Boundary Line of said Highland Gardens Phase 1 Subdivision; thence North 02°13'46" West 10.78 feet along the Northerly Boundary Line of said Highland Gardens Phase 1 Subdivision; thence South 87°46'14" West 27.00 feet along the Northerly Boundary Line of said Highland Gardens Phase 1 Subdivision; thence Southwesterly 44.83 feet along the arc of a 28.50 foot radius curve to the right (center bears South 87°46'14" West and the chord bears South 42°49'53" West 40.35 feet with a central angle of 90°07'20") along the Northerly Boundary Line of said Highland Gardens Phase 1 Subdivision; thence South 87°53'33" West 20.80 feet along the Northerly Boundary line of said Highland Gardens Phase 1 Subdivision; thence Northwesterly 21.50 feet along the arc of a 29.80 foot radius curve to the right (center bears North 02°06'27" West and the chord bears North 71°26'20" West 21.04 feet with a central angle of 41°20'14") along the Northerly Boundary Line of said Highland Gardens Phase 1 Subdivision of the Easterly Right-of-Way Line of Bingham Junction Boulevard; thence Northeasterly 265.91 feet along the arc of a 2,947.00 foot radius curve to the right (center bears North 87°25'54" East and the chord bears North 00°01'00" East 265.82 feet with a central angle of 05°10'12" along the Easterly Right-of-Way Line of said Bingham Junction Boulevard; thence North 02°36'06" East 45.43 feet along the Easterly Right-of-Way Line of said Bingham Junction Boulevard; thence South 87°24'12" East 107.41 feet; thence South 00°02'08" East 3.86 feet; thence North 89°57'57" East 114.00 feet; thence South 00°02'03" East 0.83 feet; thence North 89°57'57" East 40.08 feet to the point of beginning.

Contains 80,196 Square Feet or 1.841 Acres.

21-26-476-043	21-26-476-056	21-26-476-069
21-26-476-044	21-26-476-057	21-26-476-070
21-26-476-045	21-26-476-058	21-26-476-071
21-26-476-046	21-26-476-059	21-26-476-072
21-26-476-047	21-26-476-060	21-26-476-073
21-26-476-048	21-26-476-061	21-26-476-074
21-26-476-049	21-26-476-062	21-26-476-075
21-26-476-050	21-26-476-063	21-26-476-076
21-26-476-051	21-26-476-064	21-26-476-077
21-26-476-052	21-26-476-065	21-26-476-078
21-26-476-053	21-26-476-066	21-26-476-079
21-26-476-054	21-26-476-067	21-26-476-080
21-26-476-055	21-26-476-068	

**Phase 3**

Beginning at a point being North 00°08'36" East 1226.36 feet along the Section Line and West 1223.97 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running, thence South 00°07'29" East 243.91 feet to the Northerly Boundary Line of Highland Gardens Phase 2 Subdivision; thence South 89°57'57" West 40.08 feet along the Northerly Boundary Line of said Highland Gardens Phase 2 Subdivision; thence North 00°02'03" west 0.83 feet along the Northerly Boundary Line of said Highland Gardens Phase 2 Subdivision; thence South 89°57'57" west 114.00 feet along the Northerly Boundary Line of said Highland Gardens Phase 2 Subdivision; thence North 00°02'08" West 3.86 feet along the Northerly Boundary Line of said Highland Gardens Phase 2 Subdivision to the Easterly Right-of-Way Line of Bingham Junction Boulevard; thence North 02°36'06" East 234.13 feet along the Easterly Right-of-Way Line of said Bingham Junction Boulevard to the Southerly Boundary Line of Central 72 Townhomes at Bingham Junction Phase 2 Subdivision; thence North 89°52'31" East 250.23 feet along the Southerly Boundary Line of Central 72 Townhomes at Bingham Junction Phase 2 Subdivision to the point of beginning.

Contains 61,529 Square Feet or 1.412 Acres.

21-26-476-081	21-26-476-092	21-26-476-103
21-26-476-082	21-26-476-093	21-26-476-104
21-26-476-083	21-26-476-094	21-26-476-105
21-26-476-084	21-26-476-095	21-26-476-106
21-26-476-085	21-26-476-096	21-26-476-107
21-26-476-086	21-26-476-097	21-26-476-108
21-26-476-087	21-26-476-098	21-26-476-109
21-26-476-088	21-26-476-099	21-26-476-110
21-26-476-089	21-26-476-100	21-26-476-111
21-26-476-090	21-26-476-101	
21-26-476-091	21-26-476-102	