

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

13658200  
5/10/2021 3:43:00 PM \$76.00  
Book - 11171 Pg - 9402-9404  
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

(Parkside at Herriman Town Center Townhome Association)

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Pursuant to Utah Code § 57-1-46(6), the Parkside at Herriman Town Center 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 Park Side at Herriman Town Center Townhomes recorded with the Salt Lake County Recorder on May, 14, 2020 as Entry No. 13269986, 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 5.16 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 **Parkside at Herriman Town Center** that:

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

Parkside at Herriman Town Center 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 28 day of December, 2020.

**DECLARANT**  
**EDGE PARKSIDE, LLC**  
a Utah limited liability company,

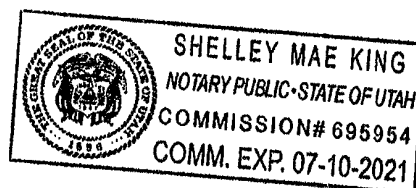
By: Steve Maddox

Its: Manager

STATE OF UTAH                    )  
                                          ) ss.  
COUNTY OF Utah            )

On the 28 day of December, 2020, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Parkside, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King  
Notary Public



**EXHIBIT A**  
[Legal Description]

All of **Parkside at Herriman Town Center Phase 1 Plat**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Lots **T-101 through T-130**

More particularly described as:

Beginning at a point being North 00°20'40" East 1,891.66 feet along the section line and East 32.45 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 09°04'26" West 95.67 feet;  
thence North 81°33'30" West 225.14 feet;  
thence North 84°19'16" West 131.07 feet;  
thence North 72°42'44" West 108.88 feet;  
thence North 52°07'08" West 286.65 feet;  
thence North 38°09'29" West 105.38 feet;  
thence North 52°55'03" East 78.76 feet;  
thence South 37°04'35" East 17.92 feet;  
thence North 52°55'24" East 64.78 feet;  
thence South 37°04'36" East 3.14 feet;  
thence Southeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears North 52°55'24" East and the chord bears South 82°04'36" East 28.28 feet with a central angle of 89°59'59");  
thence North 52°55'25" East 67.37 feet;  
thence South 37°04'35" East 25.50 feet;  
thence Southeasterly 20.51 feet along the arc of a 429.50 foot radius curve to the left (center bears North 52°55'25" East and the chord bears South 38°26'39" East 20.51 feet with a central angle of 02°44'09");  
thence South 52°55'25" West 65.68 feet;  
thence Southwesterly 43.67 feet along the arc of a 25.00 foot radius curve to the left (center bears South 37°04'35" East and the chord bears South 02°52'34" West 38.33 feet with a central angle of 100°05'43");  
thence Southeasterly 5.35 feet along the arc of a 198.00 foot radius curve to the left (center bears North 42°49'42" East and the chord bears South 47°56'44" East 5.35 feet with a central angle of 01°32'52");  
thence South 48°43'10" East 50.60 feet;  
thence Southeasterly 558.33 feet along the arc of a 518.79 foot radius curve to the left (center bears North 41°16'46" East and the chord bears South 79°33'05" East 531.77 feet with a central angle of 61°39'43");  
thence South 72°06'13" East 12.74 feet;  
thence South 37°12'19" East 290.96 feet;  
thence Southeasterly 8.44 feet along the arc of a 20.00 foot radius curve to the left (center bears North 52°47'41" East and the chord bears South 49°17'46" East 8.38 feet with a central angle of 24°10'54");  
thence Southwesterly 186.82 feet along the arc of a 420.00 foot radius curve to the right (center bears North 28°11'39" West and the chord bears South 74°32'56" West 185.29 feet with a central angle of 25°29'10") to the point of beginning.

Contains 144,560 Square Feet or 3.319 Acres

Parcel Numbers Not Yet Assigned