

WHEN RECORDED RETURN TO:

Edge Mountain Ridge, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

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## NOTICE OF REINVESTMENT FEE COVENANT

(Mountain Ridge Townhome Association)

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Pursuant to Utah Code § 57-1-46(6), the Mountain Ridge 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 Mountain Ridge Townhomes recorded with the Salt Lake County Recorder on March 9, 2021 as Entry No. 13590912, and any amendments or supplements thereto (the “**Declaration**”).

The Master Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge recorded with the Salt Lake County Recorder (“**Master Declaration**”) contains a Reinvestment Fee Covenant in its Section 5.16 that permits the Association to assess a fee to transferees of any of the Burdened Property subject to the Master Declaration. The reinvestment fee amount payable to the Association shall be established by the Board of Directors in the Association’s Rules. The amount of the reinvestment fee shall be made available to all interested parties upon request to the Association.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the **Mountain Ridge Townhome** subdivision that:

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

Mountain Ridge Townhome Association  
12227 Business Park Dr., Suite 200  
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

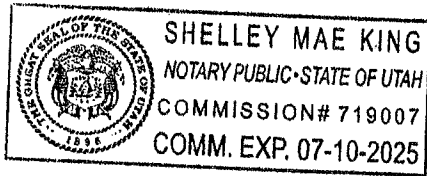
of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

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 22 day of September, 2021.



**DECLARANT**  
**EDGE MOUNTAIN RIDGE, LLC**  
a Utah limited liability company,

By: Steve Maddox

Name: Steve Maddox

Its: Manager

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF Salt Lake        )

On the 22 day of September, 2021, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Mountain Ridge, 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 **MOUNTAIN RIDGE PHASE 9 SUBDIVISION**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units: 901 through 932

More particularly described as:

A parcel of land situate in the Southwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°50'58" West 2,588.13 feet along the section line and South 252.45 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'00" East 21.21 feet with a central angle of 90°00'00");

thence South 60.00 feet;

thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South and the chord bears South 45°00'00" West 21.21 feet with a central angle of 90°00'00");

thence South 96.19 feet to the Northerly and Westerly Boundary Line of Mountain Ridge Phase 4 Subdivision Recorded June 4, 2021 as Entry No. 13681989 in Book 2021P at Page 150 of Official Records;

thence along said Northerly and Westerly Boundary Line the following two (2) courses:

(1) West 53.00 feet;

(2) South 89.40 feet to the Northerly and Easterly Boundary Line of Mountain Ridge Phase 3 Subdivision Recorded June 4, 2021 as Entry No. 13681988 in Book 2021P at Page 149 of Official Records;

thence along said Northerly and Easterly Boundary Line the following five (5) courses:

(1) Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears West and the chord bears South 45°00'00" West 21.21 feet with a central angle of 90°00'00");

(2) West 196.43 feet;

(3) Southwesterly 117.06 feet along the arc of a 326.50 foot radius curve to the left (center bears South and the chord bears South 79°43'44" West 116.43 feet with a central angle of 20°32'32");

(4) North 45°39'55" West 84.52 feet;

(5) Northwesterly 212.58 feet along the arc of a 677.40 foot radius curve to the right (center bears North 44°20'20" East and the chord bears North 36°40'16" West 211.71 feet with a central angle of 17°58'50");

thence Northeasterly 3.33 feet along the arc of a 273.50 foot radius curve to the right (center bears South 13°25'11" East and the chord bears North 76°55'43" East 3.33 feet with a central angle of 00°41'48");

thence North 12°43'23" West 60.00 feet;

thence Northeasterly 74.06 feet along the arc of a 333.50 foot radius curve to the right (center bears South 12°43'23" East and the chord bears North 83°38'19" East 73.90 feet with a central angle of 12°43'23");

thence East 434.42 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North and the chord bears North 45°00'00" East 21.21 feet with a central angle of 90°00'00");

thence East 53.00 feet to the point of beginning.

Contains 138,137 Square Feet or 3.171 Acres and 32 Units

**Tax ID: 33-06-400-033**