

WHEN RECORDED RETURN TO:  
SEB LEGAL ATTORNEYS AT LAW, LLC  
5200 S. Highland Dr. #303  
Holladay, UT 84117

13977245 B: 11352 P: 3502 Total Pages: 3  
06/29/2022 01:13 PM By: adavis Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SEB LEGAL  
5200 SOUTH HIGHLAND DRIVESALT LAKE CITY, UT 84117

**NOTICE OF REINVESTMENT FEE COVENANT**

Pursuant to U.C.A. § 57-1-46(6), the Walker Estates Homeowners Association, Inc., hereby gives notice of a reinvestment fee covenant which burdens the real property described in Exhibit A (the "Burdened Property"). The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of additional reinvestment fee covenants on the Burdened Property. The fee required to be paid under the reinvestment fee covenant is required to benefit the Burdened Property.

Association Name: Walker Estates Homeowners Association, Inc.

Association Address: PO Box 618, Riverton, Utah 84065.

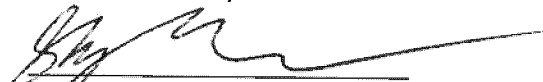
Duration: The duration of the reinvestment fee is perpetual.

Purpose: The purpose of the reinvestment fee is to cover Association expenses, including without limitation: administrative expenses; purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds; common planning, facilities, and infrastructure expenses; obligations arising from an environmental covenant; community programming; open space; recreation amenities; or charitable expenses.

This Notice of Reinvestment Fee Covenant is being recorded in conjunction with the Amendment to the Declaration of Covenants, Conditions and Restrictions of Walker Estates Townhomes Condominium Development which creates a reinvestment fee covenant under Section 8(E).

DATED: June 29, 2022

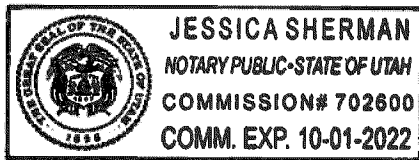
WALKER ESTATES HOMEOWNERS  
ASSOCIATION, INC.

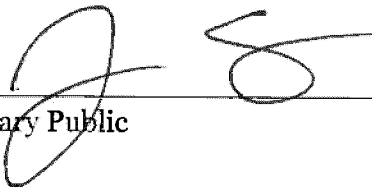


By: Skylar Walker  
Its Authorized Representative

STATE OF UTAH                    )  
                                              : ss  
County of SALT LAKE            )

The execution of the foregoing instrument was acknowledged before me this 20<sup>th</sup> day of JUNE 2022, by SKYLAR WALKER, as an Authorized Representative of the Walker Estates Homeowners Association, Inc., who is personally known to me or who has provided acceptable and adequate identification.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
**Legal Description**

Beginning at a point on an existing wood fence, said point being N 41°28'00" W 51.791 feet and S 49°29'00" W 204.272 feet from the county monument at the intersection of Valley View Avenue and Holladay Boulevard (basis of bearing is N 41°28'00" W from the monument at the intersection of Holladay Boulevard and Valley View Avenue and the monument South 98 feet, more or less, of the intersection of Holladay Boulevard and Arbor Lane), said point also being N 00°02'30" W 1264.034 feet and East 587.309 feet and N 49°25'00" E 442.991 feet from the center of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian (Salt Lake County Area Reference Plat record location) and running thence along said fence S 49°25'00" W a distance of 442.991 feet; thence NORTH 41°15'00" WEST a distance of 75.801 feet; thence SOUTH 82°35'17" WEST a distance of 100.430 feet to the East line of Boyes Street; thence along Boyes Street NORTH 26°58'58" EAST a distance of 35.493 feet; thence SOUTH 64°04'30" EAST a distance of 7.802 feet; thence NORTH 54°18'20" EAST a distance of 41.950 feet; thence SOUTH 41°15'00" EAST a distance of 23.930 feet; thence NORTH 49°29'00" EAST a distance of 5.677 feet; thence NORTH 41°15'00" WEST a distance of 1.424 feet to a point on an existing fence; thence NORTH 49°11'56" EAST a distance of 444.417 feet along said fence; thence SOUTH 40°31'00" EAST a distance of 112.739 feet to the point of beginning.

Contains 52,266 Square Feet 1.1999 Acres and 7 Lots and 8 Parcels.

Parcel Numbers 22102070010000 through 22102070080000.