

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

13987240 B: 11357 P: 6417 Total Pages: 8
07/19/2022 12:18 PM By: aallen Fees: \$556.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 840574798

NOTICE OF REINVESTMENT FEE COVENANT

(Copper Fields Owners Association; Copper Fields at Creek Ridge Phases 1, 2 & 3)

Pursuant to Utah Code § 57-1-46(6), the Copper Fields Owners Association (the “**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A hereto (the “**Burdened Property**”), which is subject to the Declaration of Covenants, Conditions, and Restrictions for Copper Fields recorded with the Salt Lake County Recorder on _____, 2022 as Entry No. _____, and any amendments or supplements thereto (the “**Declaration**”).

The Reinvestment Fee Covenant requires that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee is required to pay a reinvestment fee as established by Section 5.19 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). The amount of the reinvestment fee shall be made available to all interested parties upon request to the Association, which amount may be set forth in the rules or through a Board resolution.

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 COPPER FIELDS AT CREEK RIDGE residential development that:

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

Copper Fields Owners Association
12227 Business Park Dr., Suite 200
Draper, UT 84020

The address and contact information of the beneficiary/Association may change from time to time as updated on the Utah Department of Commerce Homeowner Association Registry.

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 to the extent allowed by Utah law.

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

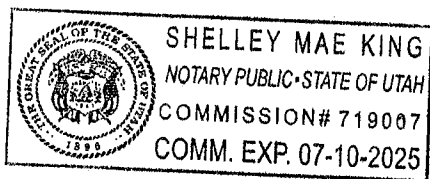
DECLARANT
EDGE HOMES UTAH, LLC
 A Utah limited liability company

STATE OF UTAH)
 :SS
 COUNTY OF SALT LAKE)

By: *Steve Maddox*
 Name: *Steve Maddox*
 Title: *Manager*

On the 13 day of July, 2022, personally appeared before me Steve Maddox, who by me being duly sworn, did say that he is an authorized representative and Manager of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said entity on behalf of the Copper Fields Owners Association with all necessary authority.

SEAL:



Notary Public: *Shelley King*

EXHIBIT "A"
(BURDENED PROPERTY)

The Burdened Property is located in Salt Lake County, Utah, and includes all of the following:

1. All lots, parcels, Common Areas and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 1**, according to the official plat filed in the office of the Salt Lake County Recorder on April 12, 2022, as Entry No. 13931065, described as:

A parcel of land located in the SW1/4 & SE1/4 of Section 27, T3S, R2W, Salt Lake Base & Meridian, contains a part of Special Warranty Deed, dated 5/4/2021 on file as Entry No. 13652317 in the Salt Lake County Recorder's Office and a part of Special Warranty Deed, dated 09/28/2012 on file as Entry No. 11481844 in the Salt Lake County Recorder's Office: more particularly described as follows:

Beginning at a point located at a point located N00°00'23"W 1,214.82 feet along the Section line and West 398.69 feet from the Southeast Corner of said Section 27; and running thence along the Northerly boundary of Herriman Boulevard as set forth by the recorded plats of Creek Ridge Estates Subdivision Phase 1, Phase 3 and Creek Ridge West Backbone Subdivision on file at the Office of the Salt Lake County Recorder S89°55'27"W 2,260.97 feet to a point on the 1/4 Section line said point also being on a boundary determined by Great Basin Survey No. S2012-06-0276 on file in the Office of the Salt Lake County Surveyor; thence along said boundary the following seven (7) courses: (1) along the 1/4 Section Line N00°12'25"E 123.56 feet to the North Line of the South 1/2 of the Southwest 1/4 of Section 27; thence (2) along said North line N89°46'30"W 238.48 feet; thence (3) N40°25'26"E 299.39 feet; thence (4) N61°02'28"E 314.12 feet; thence (5) N62°55'31"E 636.04 feet; thence (6) N75°12'54"E 311.68 feet; thence (7) N84°26'45"E 225.85 feet; thence N89°59'58"E 34.13 feet; thence S15°21'21"W 16.84 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 74.34 feet (radius bears: N62°22'54"W) a distance of 82.84 feet through a central angle of 63°51'01" Chord: S59°32'36"W 78.62 feet; thence S83°43'42"W 71.83 feet; thence along the arc of a curve to the left with a radius of 2,060.73 feet a distance of 134.02 feet through a central angle of 03°43'35" Chord: S81°51'54"W 134.00 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 402.10 feet a distance of 35.34 feet through a central angle of 05°02'06" Chord: S77°29'04"W 35.32 feet; thence S75°04'01"W 170.89 feet; thence along the arc of a curve to the left with a radius of 690.39 feet a distance of 116.75 feet through a central angle of 09°41'20" Chord: S70°13'21"W 116.61 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 1,110.76 feet a distance of 30.25 feet through a central angle of 01°33'38" Chord: S64°35'52"W 30.25 feet; thence S62°32'06"W 641.84 feet; thence S47°50'26"W 96.57 feet; thence S08°41'15"W 120.92 feet; thence S79°10'43"E 91.77 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: S79°10'43"E) a distance of 23.19 feet through a central angle of 05°46'38" Chord: N13°42'36"E 23.18 feet; thence S73°24'05"E 42.00 feet; thence N89°56'50"E 128.08 feet; thence N62°06'51"E 96.36 feet; thence S00°00'15"E 71.39 feet; thence N89°56'45"E 129.50 feet; thence S00°00'15"E 4.83 feet; thence N89°59'45"E 175.00 feet; thence N00°00'15"W 5.28 feet; thence N89°59'45"E 129.53 feet; thence S00°00'15"E 5.00 feet; thence N89°55'19"E 129.47 feet; thence N00°00'15"W 3.21 feet; thence N89°55'19"E 87.53 feet; thence N00°00'15"W 1.26 feet; thence N89°59'45"E 129.47 feet; thence S00°00'15"E 1.21 feet; thence N89°55'19"E 87.50 feet; thence S00°00'15"E 3.00 feet; thence N89°55'42"E 87.50 feet; thence N00°00'15"W 3.00 feet; thence N89°55'19"E 129.50 feet; thence S00°00'15"E 3.00 feet; thence N89°55'19"E 87.50 feet; thence N00°00'15"W 5.95 feet; thence N89°59'45"E 129.50 feet; thence S00°00'15"E 2.79 feet; thence N89°55'19"E 87.50 feet; thence N89°47'57"E 42.00 feet; thence N89°55'19"E 87.50 feet; thence N00°00'15"W 237.86 feet; thence N89°59'45"E 129.50 feet; thence S00°00'15"E 17.78 feet; thence N89°59'45"E 87.50 feet; thence N00°00'15"W 369.92 feet; thence N89°59'45"E 304.11 feet; thence S00°00'17"E 445.00 feet; thence S89°59'45"W 213.58 feet; thence S00°00'17"E 337.36 feet to the point of beginning.

Contains: 17.72 acres+/-
68 Lots, 6 Parcels

AND

2. All lots, parcels, Common Areas, and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 2**, according to the official plat filed in the office of the Salt Lake County Recorder on March 22, 2022, as Entry No. 13916203. The Boundary Description of Copper Fields at Creek Ridge Phase 2 is as follows:

A parcel of land located in the SE1/4 of Section 27, T3S, R2W, Salt Lake Base & Meridian, contains a part of Special Warranty Deed, dated 5/4/2021 on file as Entry No. 13652317 in the Salt Lake County Recorder's Office and a part of Special Warranty Deed, dated 09/28/2012 on file as Entry No. 11481844 in the Salt Lake County Recorder's Office, more particularly described as follows:

Beginning at a point located N00°00'23"W 1,407.16 feet along the Section line and West 706.22 feet from the Southeast Corner of said Section 27; and running thence S89°55'19"W 87.50 feet; thence S89°47'57"W 42.00 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 2.79 feet; thence S89°59'45"W 129.50 feet; thence S00°00'15"E 5.95 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 565.07 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 459.50 feet (radius bears: S08°36'31"E) a distance of 15.94 feet through a central angle of 01°59'15" Chord: S80°23'51"W 15.94 feet; thence N10°35'46"W 143.79 feet; thence N89°59'58"E 252.04 feet; thence S73°42'11"E 192.97 feet; thence S77°40'42"E 261.93 feet; thence S00°00'15"E 369.92 feet; thence S89°59'45"W 87.50 feet; thence N00°00'15"W 17.78 feet; thence S89°59'45"W 129.50 feet; thence S00°00'15"E 237.86 feet to the point of beginning.

Contains: 8.81 acres+/-

AND

3. All lots, parcels, Common Areas and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 3**, according to the official plat filed in the office of the Salt Lake County Recorder on June 7, 2022, as Entry No. 13965509. The Boundary Description of Copper Fields at Creek Ridge Phase 3 is as follows:

(see legal description on the following page)

A part of an entire parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base & Meridian more particularly described as follows:

Beginning at a point located N00°00'23"W 1,406.48 feet along the Section line and West 1,140.22 feet from the Southeast Corner of Section 27 T3S, R2W, SLB&M; running thence S89°55'19"W 129.50 feet; thence S00°00'15"E 3.00 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 3.00 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 1.21 feet; thence S89°59'45"W 129.47 feet; thence S00°00'15"E 1.26 feet; thence S89°55'42"W 87.53 feet; thence S00°00'15"E 3.21 feet; thence S89°55'19"W 129.47 feet; thence N00°00'15"W 423.68 feet; thence N20°32'02"W 42.00 feet; thence easterly along the arc of a non-tangent curve to the right having a radius of 1,000.00 feet (radius bears: S20°32'02"E) a distance of 12.88 feet through a central angle of 00°44'18" Chord: N69°50'07"E 12.88 feet; thence N19°47'45"W 93.61 feet to the northerly line of a parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder; thence along said deed the following eight (8) courses: (1) easterly along the arc of a non-tangent curve to the right having a radius of 690.39 feet (radius bears: S19°04'00"E) a distance of 49.81 feet through a central angle of 04°08'02" Chord: N73°00'00"E 49.80 feet; (2) thence N75°04'01"E 170.89 feet; thence (3) easterly along the arc of a non-tangent curve to the right having a radius of 402.10 feet (radius bears: S15°01'59"E) a distance of 35.34 feet through a central angle of 05°02'06" Chord: N77°29'04"E 35.32 feet to a point of compound curvature; thence (4) along the arc of a curve to the right with a radius of 2,060.73 feet a distance of 134.02 feet through a central angle of 03°43'35" Chord: N81°51'54"E 134.00 feet; thence (5) N83°43'42"E 71.83 feet; thence (6) northeasterly along the arc of a non-tangent curve to the left having a radius of 74.34 feet (radius bears: N01°28'05"E) a distance of 82.84 feet through a central angle of 63°50'58" Chord: N59°32'36"E 78.62 feet; thence (7) N15°21'21"E 16.84 feet; thence (8) N89°59'58"E 119.65 feet; thence S10°35'46"E 143.79 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 459.50 feet (radius bears: S10°35'46"E) a distance of 15.94 feet through a central angle of 01°59'15" Chord: N80°23'51"E 15.94 feet; thence S00°00'15"E 562.07 feet to the point of beginning.

Contains: 9.52 acres+/-
75 LOTS AND PARCEL A

AND

4. All lots, parcels, Common Areas and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 4**, according to the official plat filed in the office of the Salt Lake County Recorder on June 30, 2022, as Entry No. 13977994. The Boundary Description of Copper Fields at Creek Ridge Phase 4 is as follows:

(see legal description on the following page)

A part of an entire parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base & Meridian more particularly described as follows:

Beginning at a point located N00°00'23"W 1407.52 feet along the Section line and West 1791.20 feet from the Southeast Corner of Section 27 T3S, R2W, SLB&M; thence S89°59'45"W 129.53 feet; thence S00°00'15"E 5.28 feet; thence S89°59'45"W 175.00 feet; thence N00°00'15"W 4.83 feet; thence S89°56'45"W 129.50 feet; thence N00°00'15"W 71.39 feet; thence S62°06'51"W 96.36 feet; thence S89°56'50"W 128.08 feet; thence N73°24'05"W 42.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 230.00 feet (radius bears: S73°24'05"E) a distance of 23.19 feet through a central angle of 05°46'38" Chord: S13°42'36"W 23.18 feet; thence N79°10'43"W 91.77 feet to the Westerly line of a parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder; thence along said deed the following five (5) courses: (1) N08°41'15"E 120.92 feet; thence (2) N47°50'26"E 96.57 feet; thence (3) N62°32'06"E 641.84 feet; thence (4) Northeasterly along the arc of a non-tangent curve to the right having a radius of 1,110.76 feet (radius bears: S26°10'57"E) a distance of 30.25 feet through a central angle of 01°33'38" Chord: N64°35'52"E 30.25 feet to a point of compound curvature; thence (5) along the arc of a curve to the right with a radius of 690.39 feet a distance of 66.94 feet through a central angle of 05°33'18" Chord: N68°09'20"E 66.91 feet; thence S19°47'45"E 93.64 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 1,000.00 feet (radius bears: S19°47'45"E) a distance of 12.88 feet through a central angle of 00°44'18" Chord: S69°50'07"W 12.88 feet; thence S20°32'02"E 42.00 feet; thence S00°00'15"E 418.68 feet to the point of beginning.

Contains: 6.36 acres+/-
46 Lots

EXHIBIT A

26274010750000 Lot 143, 26274010770000 Lot 142,26274010780000 Lot 141,26274010790000 Lot 140,26274010820000 Lot 144,26274010830000 Lot 145,26274010840000 Lot 146,26274010850000 Lot 147,26274010860000 Lot 148,26274010870000 Lot 149,26274010880000 Lot 150,26274010890000 Lot 151,26274010900000 Lot 152,26274010910000 Lot 153,26274010920000 Lot 154,26274010930000 Lot 155,26274010940000 Lot 156,26274010950000 Lot 157, 26274010960000 Lot 158,26274010970000 Lot 159,26274010980000 Lot 160,26274010990000 Lot 161,26274011000000 Lot 139,26274011010000 Lot 138,26274011020000 Lot 137,26274011030000 Lot 136,26274011040000 Lot 135,26274011050000 Lot 134,26274011060000 Lot 133,26274011070000 Lot 132,26274011080000 Lot 131,26274011090000 Lot 130,26274011100000 Lot 129,26274011110000 Lot 128,26274011120000 Lot 127,26274011130000 Lot 126,26274011140000 Lot 125,26274011150000 Lot 124,26274011160000 Lot 123,26274011170000 Lot 122,26274011180000 Lot 121,26274011190000 Lot 120,26274011200000 Lot 119,26274011210000 Lot 118,26274011220000 Lot 117,26274011230000 Lot 116,26274011240000 Lot 115,26274011250000 Lot 114,26274011260000 Lot 113,26274011270000 Lot 112,26274011280000 Lot 111,26274011290000 Lot 110,26274011300000 Lot 109,26274011310000 Lot 108,26274011320000 Lot 107,26274011330000 Lot 106,26274011340000 Lot 105,26274011350000 Lot 104,26274011360000 Lot 103,26274011370000 Lot 102,26274011380000 Lot 101,26274011390000 Lot 167,26274011400000 Lot 166,26274011410000 Lot 165,26274011420000 Lot 164,26274011430000 Lot 163,26274011440000 Lot 162,26274011450000 Lot 168,26274010030000 Lot 219,26274010040000 Lot 218,26274010050000 Lot 217,26274010060000 Lot 216,26274010070000 Lot 215,26274010080000 Lot 214,26274010090000 Lot 213,26274010100000 Lot 212,26274010110000 Lot 211,26274010120000 Lot 210,26274010130000 Lot 209,26274010140000 Lot 208,26274010160000 Lot 207,26274010170000 Lot 206,26274010180000 Lot 205,26274010190000 Lot 204,26274010200000 Lot 203,26274010210000 Lot 202,26274010220000 Lot 201,26274010240000 Lot 220,26274010250000 Lot 221,26274010260000 Lot 222,26274010270000 Lot 223,26274010280000 Lot 224,26274010290000 Lot 225,26274010300000 Lot 226,26274010310000 Lot 227,26274010320000 Lot 228,26274010330000 Lot 229,26274010340000 Lot 230,26274010350000 Lot 231,26274010360000 Lot 242,26274010370000 Lot 241,26274010380000 Lot 240,26274010390000 Lot 239,26274010400000 Lot 238,26274010410000 Lot 237,26274010420000 Lot 236,26274010430000 Lot 235,26274010440000 Lot 234,26274010450000 Lot 233,26274010460000 Lot 232,26274010470000 Lot 243,26274010480000 Lot 244,26274010490000 Lot 245,26274010500000 Lot 246,26274010510000 Lot 247,26274010520000 Lot 248,26274010530000 Lot 249,26274010540000 Lot 250,26274010550000 Lot 251,26274010560000 Lot 252,26274010570000 Lot 253,26274010580000 Lot 263,26274010590000 Lot 262,26274010600000 Lot 261,26274010610000 Lot 260,26274010620000 Lot 259,26274010630000 Lot 258,26274010640000 Lot 257,26274010650000 Lot 256,26274010660000 Lot 255,26274010670000 Lot 254,26274010680000 Lot 264,26274010690000 Lot 265,26274010700000 Lot 266,26274010710000 Lot 267,26274010720000 Lot 268,26274011500000 Lot 313,26274011510000 Lot 312,26274011520000 Lot 311,26274011530000 Lot 310,26274011540000 Lot 309,26274011550000 Lot 308,26274011560000 Lot 307,26274011570000 Lot 306,26274011580000 Lot 305,26274011590000 Lot 304,26274011600000 Lot 303,26274011620000 Lot 302,26274011630000 Lot 301,26274011650000 Lot 314,26274011660000 Lot 315,26274011670000 Lot 316,26274011680000 Lot 317,26274011690000 Lot 318,26274011700000 Lot 319,26274011710000 Lot 320,26274011720000 Lot 321,26274011730000 Lot 322,26274011740000 Lot 332,26274011750000 Lot 331,26274011760000 Lot 330,26274011770000 Lot 329,26274011780000 Lot 328,26274011790000 Lot 327,26274011800000 Lot 326,26274011810000 Lot 325,26274011820000 Lot 324,26274011830000 Lot 323,26274011840000 Lot 333,26274011850000 Lot 334,26274011860000 Lot 335,26274011870000 Lot

336,26274011880000 Lot 337,26274011890000 Lot 338,26274011900000 Lot 339,26274011910000 Lot
340,26274011920000 Lot 341,26274011930000 Lot 342,26274011940000 Lot 353,26274011950000 Lot
352,26274011960000 Lot 351,26274011970000 Lot 350,26274011980000 Lot 349,26274011990000 Lot
348,26274012000000 Lot 347,26274012010000 Lot 346,26274012020000 Lot 345,26274012030000 Lot
344,26274012040000 Lot 343,26274012050000 Lot 354,26274012060000 Lot 355,26274012070000 Lot
356,26274012080000 Lot 357,26274012090000 Lot 358,26274012100000 Lot 359,26274012110000 Lot
360,26274012120000 Lot 361,26274012130000 Lot 362,26274012140000 Lot 363,26274012150000 Lot
364,26274012160000 Lot 375,26274012170000 Lot 374,26274012180000 Lot 373,26274012190000 Lot
372,26274012200000 Lot 371,26274012210000 Lot 370,26274012220000 Lot 369,26274012230000 Lot
368,26274012240000 Lot 367,26274012250000 Lot 366,26274012260000 Lot 365