
NOTICE OF REINVESTMENT FEE COVENANT

(Gateway Town Homes, Planned Unit Development Association)

Pursuant to Utah Code § 57-1-46(6), Gateway Town Homes, Planned Unit Development 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 Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Gateway Town Homes recorded on December 20, 2021 as Entry No. 13851636 in the office of the Salt Lake County Recorder, 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 is required to pay a reinvestment fee, 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 **Gateway Town Homes** that:

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

Gateway Town Homes, Planned Unit Development Association
c/o FCS Community Management
12227 S Business Park Dr., Suite 100
Draper, UT 84020
801-256-0465

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 unless otherwise amended.

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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

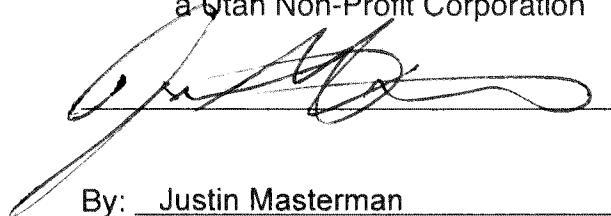
6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. For the amount of the Reinvestment Fee owed, please contact the Association.

IN WITNESS WHEREOF, Gateway Town Homes, Planned Unit Development Association has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 24th day of September, 2022.

**Gateway Town Homes, Planned Unit
Development Association**
a Utah Non-Profit Corporation

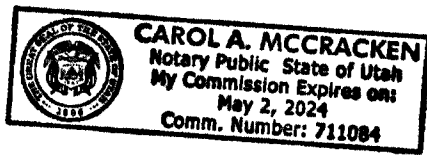


By: Justin Masterman

Its: President

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

On the 24th day of September, 2022, personally appeared before me Justin Masterman who by me being duly sworn, did say that she/he is an authorized representative of Gateway Town Homes, Planned Unit Development Association and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.



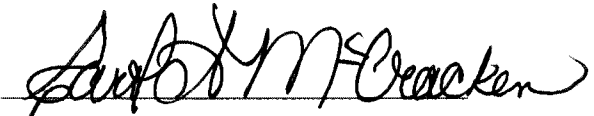

Notary Public

EXHIBIT A

Legal Description and Parcel Numbers

Lots 1-29 and Common Area as shown on the Gateway Townhouses P.U.D. plat recorded in the Office of the Salt Lake County Recorder.

PARCEL ID	ADDRESS	LEGAL DESCRIPTION
08363050580000	239 North Bliss Court	Lot 1, Gateway Townhouses PUD. 7785-2867
08363050570000	241 North Bliss Court	Lot 2, Gateway Townhouses PUD. 7785-2867
08363050560000	243 North Bliss Court	Lot 3, Gateway Townhouses PUD. 7785-2867
08363050550000	245 North Bliss Court	Lot 4, Gateway Townhouses PUD. 7785-2867
08363050540000	251 North Bliss Court	Lot 5, Gateway Townhouses PUD. 7785-2867
08363050530000	253 North Bliss Court	Lot 6, Gateway Townhouses PUD. 7785-2867
08363050520000	255 North Bliss Court	Lot 7, Gateway Townhouses PUD. 7785-2867
08363050510000	257 North Bliss Court	Lot 8, Gateway Townhouses PUD. 7785-2867
08363050490000	271 North Bliss Court	Lot 9, Gateway Townhouses PUD. 7785-2867
08363050480000	273 North Bliss Court	Lot 10, Gateway Townhouses PUD. 7785-2867
08363050470000	275 North Bliss Court	Lot 11, Gateway Townhouses PUD. 7785-2867
08363050460000	277 North Bliss Court	Lot 12, Gateway Townhouses PUD. 7785-2867
08363050450000	279 North Bliss Court	Lot 13, Gateway Townhouses PUD. 7785-2867
08363050590000	278 North Bliss Court	Lot 14, Gateway Townhouses PUD. 7785-2867
08363050600000	276 North Bliss Court	Lot 15, Gateway Townhouses PUD. 7785-2867
08363050610000	274 North Bliss Court	Lot 16, Gateway Townhouses PUD. 7785-2867
08363050620000	272 North Bliss Court	Lot 17, Gateway Townhouses PUD. 7785-2867
08363050630000	270 North Bliss Court	Lot 18, Gateway Townhouses PUD. 7785-2867
08363050640000	268 North Bliss Court	Lot 19, Gateway Townhouses PUD. 7785-2867
08363050650000	260 North Bliss Court	Lot 20, Gateway Townhouses PUD. 7785-2867
08363050660000	258 North Bliss Court	Lot 21, Gateway Townhouses PUD. 7785-2867
08363050670000	256 North Bliss Court	Lot 22, Gateway Townhouses PUD. 7785-2867
08363050680000	254 North Bliss Court	Lot 23, Gateway Townhouses PUD. 7785-2867
08363050690000	248 North Bliss Court	Lot 24, Gateway Townhouses PUD. 7785-2867
08363050700000	246 North Bliss Court	Lot 25, Gateway Townhouses PUD. 7785-2867
08363050710000	244 North Bliss Court	Lot 26, Gateway Townhouses PUD. 7785-2867
08363050720000	242 North Bliss Court	Lot 27, Gateway Townhouses PUD. 7785-2867
08363050730000	240 North Bliss Court	Lot 28, Gateway Townhouses PUD. 7785-2867
08363050740000	238 North Bliss Court	Lot 29, Gateway Townhouses PUD. 7785-2867
08363050500000	Common Area	Private Street and Common Areas in Gateway Townhouses PUD