

When Recorded Return to:
Dimple Dell Property Management, LLC
4804 S. 1140 E.
Salt Lake City, UT 84117

14063090 B: 11396 P: 2334 Total Pages: 3
01/17/2023 02:14 PM By: tpham Fees: \$124.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MILLER HARRISON LLC
5292 SO COLLEGE DR MURRAY, UT 84123

NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. § 57-1-46(6), The Ridges at Dimple Dell Homeowners Association, a Utah non-profit corporation (the “**Association**”), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, and any additional land that is annexed into and made subject to the Declaration of Covenants, Conditions, and Restrictions for The Ridges at Dimple Dell, that was recorded 2022, as Entry No. 13981078 in the records of Salt Lake County, and any amendments or supplements thereto (the “**Declaration**”). The Reinvestment Fee Covenant is created by and is set forth in Article V, Section 5.20 of 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 determined by the Association’s Board of Directors in accordance with Article 5, Section 5.20 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8).

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 Ridges at Dimple Dell Homeowners Association, Inc.** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
The Ridges at Dimple Dell Homeowners Association, Inc.
4804 S. 1140 E.
Salt Lake City, UT 84117
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 6 day of January, 2023.

The Ridges at Dimple Dell Homeowners Association, Inc.

a Utah nonprofit corporation

By: [Signature]

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

On the 6 day of January, 2023, personally appeared before me Brad Reynolds who by me being duly sworn, did say that she/he is an authorized representative of THE RIDGES AT DIMPLE DELL HOMEOWNERS ASSOCIATION, INC., and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public



EXHIBIT A
LEGAL DESCRIPTION

All of **THE RIDGES AT DIMPLE DELL**, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, on June 16, 2022, as Entry No. 13971196, in Book 2022P of Plats, at Page 144, of official records.

Parcel Numbers 28-16-152-038 thru 28-16-152-086 and common area parcels.