

When Recorded Return to:
MEADOWS ON 13th, LLC
4804 S. 1140 E.
Salt Lake City, UT 84117

14070490 B: 11400 P: 652 Total Pages: 3
02/08/2023 04:04 PM By: adavis Fees: \$52.00
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 Meadows on 13th Townhome 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 Meadows on 13th, that was recorded February 8, 2023, as Entry No. 14070429 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 5.19 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 5.19 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 Villages at Sandy Homeowners Association, Inc.** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
Meadows on 13th Townhome 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 8 day of February, 2023.

Meadows on 13th Townhome Association, Inc.
a Utah nonprofit corporation

By: [Signature]

Its: [Signature]

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

On the 8 day of February, 2023, personally appeared before me
Brad Reynolds who by me being duly sworn, did say that she/he is an authorized
representative of MEADOWS ON 13TH TOWNHOME 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 **MEADOWS ON 13TH SUBDIVISION**, according to the official plat filed in the office of the Salt Lake County Recorder.

Including Lots: 1 Through 16

More particularly described as:

BOUNDARY DESCRIPTION

A parcel of land being all of five (5) tracts, recorded in that Warranty Deed at Entry No. 13814149, in Book 11263, at Page 2991, Warranty Deed at Entry No. 13814150 in Book 11263, at Page 2992, Warranty Deed at Entry No. 13949664, in Book 11337, at Page 7351, and in that Warranty Deed at Entry No. 13814151, in Book 11263, at Page 2993 of Official Records. Said parcel of land is located in the Northwest quarter of Section 5, and the Northeast Quarter of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and is described as follows:

Beginning at the Southwest Corner of Lot 5, Block 2, 10 Acre Plat "A", B.F.S. said corner being West 264.00 feet and South 0°06'20" West 1169.21 feet from the Northeast Corner of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and also being South 0°06'20" West 2,902.99 feet and East 33.00 feet from the found Street Monument at the intersection of 3900 South and 1300 East, to the true point of beginning; and running

thence North 00°06'20" East 143.50 feet along the Westerly line of said Block 2, 10 Acre Plat "A", B.F.S.;

thence South 89°47'31" East 224.22 feet;

thence South 05°18'57" East 70.33 feet;

thence South 22°00'00" East 78.30 feet;

thence North 89°59'10" East 114.25 feet to the Westerly Right-of-Way line of 1350 East;

thence South 00°00'02" East 95.00 feet along said Westerly Right-of-Way line to a point on 11.00 South of the North line of Lot 2 Paul Subdivision No. 2 recorded February 15, 1963 as Entry No. 1900045 in Book Z at Page 58, in the office of the Salt Lake County Recorder;

thence South 89°59'10" West 129.31 feet along a line 11.00 South and parallel to said North line of said Lot 2 to the Easterly Boundary Line of Paul Subdivision No. 1, Lot 1 recorded May 18, 1961 as Entry No. 1778247 in Book W at Page 89, in the office of the Salt Lake County Recorder;

thence along said Lot 1 the following two (2) courses:

(1) South 00°06'20" West 77.26 feet;

(2) South 89°59'10" West 238.45 feet to the Easterly Right-of-Way Line of 1300 East Street;

thence along said Easterly Right-of-Way Line the following two (2) courses:

(1) North 00°06'20" East 172.26 feet;

(2) South 89°59'10" West 7.00 feet to the point of beginning.

Contains 87,214 Square Feet or 2.002 Acres and 16 Units



Parcel Numbers: Not yet assigned