

When Recorded Return to:

Edinburgh Homeowners Association, Inc.  
435 West 400 South #103  
Salt Lake City, Utah 84101

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## NOTICE OF REINVESTMENT FEE COVENANT

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Pursuant to Utah Code Ann. § 57-1-46(6), the Edinburgh Homeowners Association, Inc. 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 First Amendment to the Amended and Restated Declaration of Condominium for Edinburgh of Holladay Condominiums, that was recorded June 1, 2023, as Entry No. 14117049 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 Section 6.14 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, is required to pay a reinvestment fee of \$1,000.00 in accordance with Section 6.14 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 **Edinburgh Homeowners Association, Inc.** that:

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

Edinburgh Homeowners Association, Inc.  
435 West 400 South #103  
Salt Lake City, Utah 84101

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) open space; (c) common expenses of the Association; or (d) funding Association reserves.

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

IN WITNESS WHEREOF, the President of the Association 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.

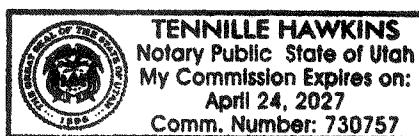
DATED this 13<sup>th</sup> day of June, 2023.

**EDINBURGH OF HOLLADAY HOMEOWNERS ASSOCIATION,  
INC.**, a Utah nonprofit corporation

By: Lynn Christensen  
Its: Secretary

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

On the 13<sup>th</sup> day of June, 2023, personally appeared before me  
Lynn Christensen who by me being duly sworn, did say that she/he is an authorized  
representative of EDINBURGH HOMEOWNERS ASSOCIATION, INC., and that the foregoing  
instrument is signed on behalf of said company and executed with all necessary authority.



Tennille Hawkins  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All of **The Edinburgh of Holladay Condominium Project**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder as Entry Number 4250017.

Including all 43 Units, Buildings, and Common Area

**Parcel Numbers:** **22082050020000 through 22082050440000**

All of **The Edinburgh of Holladay Condominium Project Phase II**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder as Entry Number 5392309.

Including all 6 Units, Buildings, and Common Area

**Parcel Numbers:** **22082060010000 through 22082060060000**

All of **The Edinburgh of Holladay Condominium Project Phase III**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder as Entry Number 5498919.

Including all 5 Units, Buildings, and Common Area

**Parcel Numbers:** **22082070010000 through 22082070060000**