


14175144 B: 11456 P: 4857 Total Pages: 5
11/15/2023 10:26 AM By: vanguyen Fees: \$92.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BARBARA CLARK
EDGE MOUNT EST HOA 3000 CONNOR STREET, UNIT 17 SALT LAKE CITY, UT



When Recorded Return To:

Barbara Clark, President, Management Committee
Edgemount Estates Homeowners Association
3000 Connor Street, Unit 17
Salt Lake City, UT 84109

Notice of Reinvestment Fee Covenant

Pursuant to Utah Code Ann. § 57-1-46 (2010), as amended, the Edgemount Estates Homeowners Association, Inc. (the “**Association**”) hereby provides this Notice of Reinvestment Fee Covenant (the “**Notice**”) which burdens all of the real property that is described in **Exhibit A** (the “**Burdened Property**”), attached hereto as Exhibit “A”, and which is subject to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Bylaws of Edgemount Estates (the “**Declaration**”), recorded with the Recorder for Salt Lake County, Utah, at Book 8697, page 3425-3485, on December 4, 2002, or any amendments thereto.

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of an right, title or interest in any unit, parcel, common area, or limited common area (the “**Unit**”) included within the Burdened Property and subject to the Declaration, the transferee is required to pay a reinvestment fee to the Association at the time of transfer, unless the transfer falls within an exclusion specifically provided in Utah Code § 57-1-46(8). Such amount shall be in addition to any pro rata share of assessments due and adjusted at the time of transfer of any right, title or interest in a Unit. Unless otherwise determined in its sole discretion by the Association’s Management Committee as constituted from time to time, the amount of the Reinvestment Fee shall be one quarter percent (0.25%) of the gross sales price for the transfer of the right, title or interest in a Unit. In no event shall the reinvestment fee exceed that maximum rate permitted by applicable law.

6. The required reinvestment fee is for the benefit of the Association to pay for the items authorized by Utah Code Ann. § 57-1-46(1)(i)(ii), as the case may be: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (9) resort facilities; (e) open space; (f) recreation amenities; (g) charitable purposes; or (h) funding Association reserves.

7. Pursuant to the Utah Code, the Reinvestment Fee Covenant may not be enforced upon: (a) an involuntary transfer; (b) a transfer that results from a court order; (c) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity; (d) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; (e) a transfer between an individual and a limited liability company, corporation, trust or other entity owned by or establish for said individual for purposes of estate planning and/or asset protection for said individual; or (f) the transfer of burdened property by a financial institution, except to the extent that the Reinvestment Fee Covenant requires the payment of a common interest association's costs directly related to the transfer of the Burdened Property, not to exceed \$250.00.

DATED this 14 day of November, 2023

EDGEMOUNT ESTATES HOMEOWNERS
ASSOCIATION, INC.

Barbara Clark

Barbara Clark, President

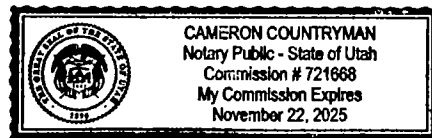
Management Committee of the Association

State of Utah)
 §
County of Salt Lake)

On this 14 day of November, in the year 2023, before me,

Cameron Countryman a notary public public, personally appeared Barbara Clark,
proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are)
subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.



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11/22/2025

THEREFORE, BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a unit or parcel Burdened Property conveyance within the Edgemount Estates project that:

1. The name and address of the beneficiary under the above referenced reinvestment fee covenant is:

Edgemount Estates Homeowners Association, Inc.
3000 Connor Street, Unit 17
Salt Lake City, UT 84109

The address of the Association's registered agent, or other authorized representative, may change from time to time. Any party making payment of the Reinvestment Fee should verify the most current address for the Association on file with the Utah Department of Commerce, Division of Corporations.

2. The burden of the above-referenced reinvestment fee covenant is intended to run and shall run with the land and real property included within the Burdened Property defined above, and is and shall be binding on all successors, assigns, or transferees of any right, title or interest in a Unit.

3. The duration of the Reinvestment Fee Covenant provided herein is perpetual, subject to any amendment, alteration, or termination made in accordance with the Declaration.

4. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

5. The fee to be paid under this Reinvestment Fee Covenant is for the benefit the Burdened Property.

EXHIBIT A

Legal Description

All Units and Common Area (12 total), EDGEMOUNT EST PH 1 CONDO AMD, as set forth on the plat map and in the records of the Salt Lake County Recorder for Salt Lake County, state of Utah.

**Parcel Numbers: 16271540020000 through 16271540120000
16271580010000**

All Units and Common Area (5 total), EDGEMOUNT EST PH 2A CONDO AMD, as set forth on the plat map and in the records of the Salt Lake County Recorder for Salt Lake County, state of Utah.

**Parcel Numbers: 16271530020000 through 16271530050000
16271580010000**

All Units and Common Area (19 total), EDGEMOUNT EST PH 3 CONDO, as set forth on the plat map and in the records of the Salt Lake County Recorder for Salt Lake County, state of Utah.

Parcel Numbers: 16271580010000 through 16271580190000