

**Record against the Real Property
described in Exhibit A**

Recorded at the request of:
The Cottages on Kimball's Lane
Homeowners' Association

NOTICE OF REINVESTMENT FEE COVENANT
(Pursuant to Utah Code § 57-1-46)

Pursuant to Utah Code § 57-1-46, this Notice of Reinvestment Fee Covenant (the “**Notice**”) provides notice that a reinvestment fee covenant (the “**Reinvestment Fee Covenant**”) affects the real property that is described in **Exhibit A** to this Notice. The Reinvestment Fee Covenant was recorded as part of the Restated Declaration of Covenants, Conditions, and Restrictions for The Cottages on Kimball's Lane, a PUD (the “**Declaration**”) recorded with in the official records of the County Recorder for Salt Lake County, State of Utah, at Entry No. 14181615. The Declaration (and any future amendments and supplements thereto) establishes certain obligations of which all owners, sellers, and buyers should be aware.

BE IT KNOWN TO ALL SELLERS, BUYERS, AND TITLE COMPANIES either owning, purchasing ,or assisting with the closing of a property conveyance within the Cottages on Kimball's Lane, a PUD project **THAT**:

1. The Cottages on Kimball's Lane Homeowners' Association (the “**Association**”) is the beneficiary of the Reinvestment Fee Covenant. and payment of the reinvestment shall be paid to the Association. The current address for the Association's principle office is 11816 Cottage View Lane, Draper, Utah 84020. The Association's registered agent is HOA Strategies and may be contacted at: 801-955-5126; 991 Shepard Lane, Ste 110, Farmington, UT 84025.

The address of the Association and its registered agent, or other authorized representative, may change from time to time as updated by the Association with the Utah Division of Corporations and Commercial Code and the Utah Department of Commerce. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Association on file with these divisions/departments of the state of Utah.

2. The Reinvestment Fee Covenant obligates the buyer or seller of real property within the Project to pay the Association a reinvestment fee upon and as a result of a transfer of the real property. The burden and obligation of the Reinvestment Fee Covenant is intended to: (i) run with all real property identified on Exhibit A; and (ii) bind successors in interest and assigns of each and every lot and lot owner within the Project. The duration of the Reinvestment Fee Covenant shall be in perpetuity unless and until the Association's members amend or terminate the Reinvestment Fee Covenant pursuant to the amendment provisions of the Declaration.

3. The Reinvestment Fee Covenant is required to, and does, benefit the burdened property as the purpose of reinvestment fee paid to the Association under the Reinvestment Fee Covenant includes payment for: (i) common planning, facilities, and infrastructure in the Project; (ii) obligations arising from any environmental covenant; (iii) community programming; (iv) open space; (v) recreational facilities and amenities; (vi) charitable purposes; and/or (vii) Association expenses as provided for in Utah Code § 57-1-46(1)(a).

4. Pursuant to Utah Code § 57-1-46(8), payment of the reinvestment fee may not be enforced upon: (i) an involuntary transfer; (ii) a transfer that results from a court order; (iii) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer of the burdened property, provides adequate proof of consanguinity; (iv) a transfer of change of interest due to death, whether provided in a will, trust, or decree of distribution; or (v) a transfer of the burdened property by a financial institution, except for the costs (not to exceed \$250.00) directly related to the transfer of the burdened property, as required by the Reinvestment Fee Covenant.

5. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property, unless otherwise provided by Utah law.

6. Association's governing Board has the authority to establish the amount of the reinvestment fee, but such amount may not exceed one half of one percent (0.5%) of the value of the real property at the time of the transfer, which value of the real property includes the value of any residential dwelling and all other improvements on the real property subject to the Reinvestment Fee Covenant. The Association must be contacted to provide any seller, buyer, title company, or other third party with the amount of the reinvestment fee.

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IN WITNESS WHEREOF, the Association has executed and delivered this Notice on the dates indicated below, to be effective upon recording with the Salt Lake County Recorder.

**THE COTTAGES ON KIMBALL'S LANE
HOMEOWNERS' ASSOCIATION**

By: Lee Stern, President DATED this 1 day of December, 2023.
Lee Stern, President

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On this 1 day of December, 2023, personally appeared before me Lee Stern, who being duly sworn did say that he/she is a board member and authorized agent of the Association and is authorized to execute this Notice of Reinvestment Fee Covenant on behalf of the Association.



Kristin Colter
Notary Public

EXHIBIT A

(Property Descriptions and Parcel Numbers)

PHASE 1:

Beginning at a point on the south right-of-way line of 118th South Street said point being South 89°50'00" West 660.10 feet and South 00°14'11" East 34.51 feet from the North 1/4 Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base & Meridian; and traversing thence South 00°14'11" East 415.97 feet; thence South 89°45'49" West 87.34 feet; thence South 00°14'11" East 49.97 feet; thence South 89°45'49" West 242.73 feet; thence North 00°14'01" West 465.48 feet to a point on the south right-of-way line of 118th South Street; thence North 89°40'58" East 330.05 feet along said south right-of-way to the point of beginning.

contains 149,348.17 sf. or 3.43 acres more or less

Parcel No.	Lot	Property Address
28301260010000	4A	11818 S COTTAGE VIEW LN
28301260020000	4B	11822 S COTTAGE VIEW LN
28301260030000	5A	11824 S COTTAGE VIEW LN
28301260040000	5B	11826 S COTTAGE VIEW LN
28301260050000	7A	11828 S COTTAGE VIEW LN
28301260060000	7B	11832 S COTTAGE VIEW LN
28301260070000	8B	11834 S COTTAGE VIEW LN
28301260080000	8A	11836 S COTTAGE VIEW LN
28301260090000	9B	11838 S COTTAGE VIEW LN
28301260100000	9A	11840 S COTTAGE VIEW LN
28301260200000		196 E KIMBALLS LN
28301270010000	1A	11809 S COTTAGE VIEW LN
28301270020000	1B	11811 S COTTAGE VIEW LN
28301270030000	2B	11815 S COTTAGE VIEW LN
28301270040000	2A	11817 S COTTAGE VIEW LN
28301270050000	3B	11819 S COTTAGE VIEW LN
28301270060000	3A	11821 S COTTAGE VIEW LN
28301270070000	6B	11825 S COTTAGE VIEW LN
28301270080000	6A	11827 S COTTAGE VIEW LN
28301270090000	10B	11831 S COTTAGE VIEW LN
28301270100000	10A	11833 S COTTAGE VIEW LN

PHASE 2:

Beginning at a point on the south right-of-way line of 118th South Street said point being South 89°50'00" West 973.25 feet and South 00°14'11" East 34.16 feet from the North 1/4 Corner of Section 30, Township 3 South, range 1 East, Salt Lake Base & Meridian; thence South 135.21 feet; thence West 9.27 feet; thence South 138.39 feet; thence South 38°19'20" East 23.30 feet; thence South 47.03 feet; thence South 36°41'28" West 57.04 feet; thence West 156.72 feet; thence South 24.04 feet; thence West 129.25 feet; thence North 00°13'51" West 408.78 feet to the south right-of-way line of 118th South Street; thence along said right-of-way North 89°53'40" East 316.96 feet to the Point of Beginning.

Containing 123,206.40 square feet or 2.83 acres more or less.

Parcel No.	Lot	Property Address
28301260130000	15A	11813 S COTTAGE SIDE WY
28301260140000	16A	11815 S COTTAGE SIDE WY
28301260150000	16B	11817 S COTTAGE SIDE WY
28301260160000	17B	11829 S COTTAGE SIDE WY
28301260170000	17A	11833 S COTTAGE SIDE WY
28301260190000	18B	11835 S COTTAGE SIDE WY
28301260352000	18A	11831 S COTTAGE SIDE WY
28301260352001	18A	11831 S COTTAGE SIDE WY
28301280010000	13B	11822 S COTTAGE SIDE WY
28301280020000	13A	11820 S COTTAGE SIDE WY
28301280030000	12B	11816 S COTTAGE SIDE WY
28301280040000	12A	11814 S COTTAGE SIDE WY
28301280050000	11B	11812 S COTTAGE SIDE WY
28301280060000	11A	11810 S COTTAGE SIDE WY
28301280070000	14B	11824 S COTTAGE SIDE WY
28301280080000	14A	11826 S COTTAGE SIDE WY
28301280090000	19A	11828 S COTTAGE SIDE WY
28301280100000	19B	11830 S COTTAGE SIDE WY
28301280110000	20A	11832 S COTTAGE SIDE WY
28301280120000	20B	11834 S COTTAGE SIDE WY
28301280130000		196 E KIMBALLS LN

PHASE 3:

Beginning at a point which is N89°45'49"E 5.00 feet from the Southeast corner of the Cottages on Kimball's Lane Phase 1 – a PUD; recorded as Book 967P Page 247 in the Salt Lake County Recorders office; and running thence S00°14'11"E 399.97 feet; thence S89°45'49"W 223.09 feet; thence North 43.70 feet; thence N89°59'03"W 164.47 feet; thence N58°06'30"W 246.06 feet; thence West 69.41 feet; thence N00°13'51"W 233.84 feet; thence East 159.69 feet; thence North 24.04 feet; thence East 156.72 feet; thence N36°41'28"E 22.58 feet; thence S00°14'01"E 62.34 feet; thence S31°54'49"E 44.48 feet; thence N89°45'49"E 219.38 feet; thence N00°14'11"W 49.97 feet; thence N89°45'49"E 92.34 feet to the point of beginning.

Parcel No.	Lot	Property Address
28301260210000		196 E KIMBALLS LN
28301260220000	23A	11851 S COTTAGE SIDE WY
28301260230000	23B	11855 S COTTAGE SIDE WY
28301260240000	24B	11859 S COTTAGE SIDE WY
28301260250000	24A	11863 S COTTAGE SIDE WY
28301260260000	31A	11858 S COTTAGE VIEW LN
28301260270000	31B	11862 S COTTAGE VIEW LN
28301260280000	32B	11854 S COTTAGE VIEW LN
28301260290000	32A	11850 S COTTAGE VIEW LN
28301260300000	25A	11871 S COTTAGE SIDE WY
28301260310000	25B	11867 S COTTAGE SIDE WY
28301260320000	29A	11875 S COTTAGE SIDE WY
28301260330000	30B	11866 S COTTAGE VIEW LN
28301260340000	30A	11870 S COTTAGE VIEW LN
28301270110000	33B	11853 S COTTAGE VIEW LN
28301270120000	33A	11857 S COTTAGE VIEW LN
28301270130000	34B	11861 S COTTAGE VIEW LN
28301270140000	34A	11865 S COTTAGE VIEW LN
28301270150000	35A	11869 S COTTAGE VIEW LN
28301270160000	35B	11873 S COTTAGE VIEW LN
28301270170000	36A	11877 S COTTAGE VIEW LN
28301270180000	36B	11881 S COTTAGE VIEW LN
28301270190000	37A	11889 S COTTAGE VIEW LN
28301270200000	37B	11885 S COTTAGE VIEW LN
28301280140000	21A	11852 S COTTAGE SIDE WY
28301280150000	21B	11856 S COTTAGE SIDE WY
28301280160000	22A	11860 S COTTAGE SIDE WY

28301280170000	22B	11864 S COTTAGE SIDE WY
28301280180000	26A	11868 S COTTAGE SIDE WY
28301280190000	26B	11872 S COTTAGE SIDE WY
28301280200000	27A	11876 S COTTAGE SIDE WY
28301280210000	27B	11880 S COTTAGE SIDE WY
28301280220000	28A	11884 S COTTAGE SIDE WY

PHASE 4:

Beginning at the Southeast corner of the Cottages at Kimball's Lane Phase 3 - P.U.D. and running thence S00°14'11"E 458.29 feet to the North Right-of-Way line of 11950 South Street, thence along said Right-of-Way ~~N89°54'42"W~~ 114.09 feet; thence Northeasterly along a 15 foot radius curve 6.20 feet said radius bears N66°19'31"W; thence North 145.16 feet; thence Northwesterly along a 44.50 foot radius curve 25.48 feet, which said bearing is West; thence Northwesterly along a 1786.5 foot radius curve 100.86 feet, said radius bears S57°11'36"W; thence along a 808.5 foot radius curve 103.93 feet said radius bears N53°57'31"E; thence Northwesterly along a 158.5 foot radius curve 79.33 feet, said radius bears N61°19'26"E; thence North 58.67 feet; thence Northeasterly along a 149.7 foot radius curve 20.02 feet, said radius bears East to the South line of Phase 3 of said Cottage's on Kimball's Lane - P.U.D.; thence along said Phase 3 development the next 3 calls; S89°59'03"E 25.66 feet; South 43.70 feet; N89°45'49"E 223.08 feet to the point of beginning. Containing 1.80 acres more or less.

Parcel No.	Lot	Property Address
28301270210000	45A	11893 S COTTAGE VIEW LN
28301270220000	45B	11897 S COTTAGE VIEW LN
28301270230000	46A	11903 S COTTAGE VIEW LN
28301270240000	46B	11907 S COTTAGE VIEW LN
28301270250000	47B	11913 S COTTAGE VIEW LN
28301270260000	47A	11917 S COTTAGE VIEW LN
28301270270000	48B	11923 S COTTAGE VIEW LN
28301270280000	48A	11927 S COTTAGE VIEW LN
28301270290000	49B	11933 S COTTAGE VIEW LN
28301270300000	49A	11937 S COTTAGE VIEW LN
28301270310000	50B	11943 S COTTAGE VIEW LN
28301270320000		196 E KIMBALLS LN

PHASE 5:

Beginning at the Southeast corner of the Cottages at Kimball's Lane Phase 3 - P.U.D. and running thence S00°14'11"E 458.29 feet to the North Right-of-Way line of 11950 South Street, thence along said Right-of-Way N89°54'42"W 114.09 feet; thence Northeasterly along a 15 foot radius curve 6.20 feet said radius bears N66°19'31"W; thence North 145.16 feet; thence Northwesterly along a 44.50 foot radius curve 25.48 feet, which said bearing is West; thence Northwesterly along a 1786.5 foot radius curve 100.86 feet, said radius bears S57°11'36"W; thence along a 808.5 foot radius curve 103.93 feet said radius bears N53°57'31"E; thence Northwesterly along a 158.5 foot radius curve 79.33 feet, said radius bears N61°19'26"E; thence North 58.67 feet; thence Northeasterly along a 149.7 foot radius curve 20.02 feet, said radius bears East to the South line of Phase 3 of said Cottage's on Kimball's Lane - P.U.D.; thence along said Phase 3 development the next 3 calls; S89°59'03"E 25.66 feet; South 43.70 feet; N89°45'49"E 223.08 feet to the point of beginning. Containing 1.80 acres more or less.

Parcel Number	Lot	Property Address
28301280250000	54B	161 E KIMBALLFIELD LN
28301280260000	54A	163 E KIMBALLFIELD LN
28301280270000	53B	173 E KIMBALLFIELD LN
28301280280000	53A	177 E KIMBALLFIELD LN
28301280290000	52B	181 E KIMBALLFIELD LN
28301280300000	52A	187 E KIMBALLFIELD LN
28301280310000	51A	189 E KIMBALLFIELD LN
28301280320000	55B	159 E KIMBALLFIELD LN
28301280330000	55A	157 E KIMBALLFIELD LN
28301280340000	56A	11898 S KIMBALLFIELD LN
28301280350000	64C	11908 S KIMBALLFIELD LN
28301280360000	64D	11912 S KIMBALLFIELD LN
28301280370000	65C	11922 S KIMBALLFIELD LN
28301280380000	65D	11926 S KIMBALLFIELD LN
28301280390000	66B	11932 S COTTAGESTONE CT
28301280400000	67C	11938 S COTTAGESTONE CT
28301280410000	67D	11944 S COTTAGESTONE CT
28301290010000	57D	11899 S KIMBALLFIELD LN
28301290020000	57C	11903 S KIMBALLFIELD LN
28301290030000	63D	11919 S KIMBALLFIELD LN
28301290040000	63C	11921 S KIMBALLFIELD LN
28301290050000	58B	182 E KIMBALLFIELD LN
28301290060000	58A	184 E KIMBALLFIELD LN
28301290070000	59B	186 E KIMBALLFIELD LN
28301290080000	59A	192 E KIMBALLFIELD LN

28301290090000	62B	183 E COTTAGEFIELD WY
28301290100000	62A	187 E COTTAGEFIELD WY
28301290110000	61B	191 E COTTAGEFIELD WY
28301290120000	61A	197 E COTTAGEFIELD WY
28301290130000	60A	199 E COTTAGEFIELD WY
28301290140000		196 E KIMBALLS LN
28301300010000	69B	11931 S COTTAGESTONE CT
28301300020000	68D	11937 S COTTAGESTONE CT
28301300030000	68C	11941 S COTTAGESTONE CT
28301300040000	70D	11934 S COTTAGEFIELD PL
28301300050000	70C	11936 S COTTAGEFIELD PL
28301300060000	71B	11946 S COTTAGEFIELD PL
28301310010000	73B	11933 S COTTAGEFIELD PL
28301310020000	72D	11943 S COTTAGEFIELD PL
28301310030000	72C	11947 S COTTAGEFIELD PL
28301310040000	75C	11936 S COTTAGE VIEW LN
28301310050000	75D	11942 S COTTAGE VIEW LN
28301310060000	74B	11948 S COTTAGE VIEW LN