
NOTICE OF REINVESTMENT FEE COVENANT

(Addenbrook Phases 2 & 5 – Addenbrook Townhomes)

Pursuant to Utah Code Ann. §57-1-46(6), Addenbrook Townhomes Homeowners Association (the “**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, which is subject to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements and Bylaws for Addenbrook Townhomes, recorded with the Salt Lake County Recorder on September 7, 2022 as Entry No. 14012614, and any amendments or supplements thereto (the “**Declaration**”).

The Declaration contains a Reinvestment Fee Covenant that permits the Association to assess a reinvestment fee. 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 as established by the Association’s Board of Directors in accordance with Article III, Section 39 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code §57-1-46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Addenbrook Phases 2 & 5** that:

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

Addenbrook Townhomes Homeowners Association
c/o Treo Community Management
1750 W 11400 S, Suite 120
South Jordan, Utah 84095

kati@treoproperties.com
(801) 355.1136

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 may, by and through a vote as provided for in the amendment provisions of the Declaration, terminate the Reinvestment Fee Covenant.

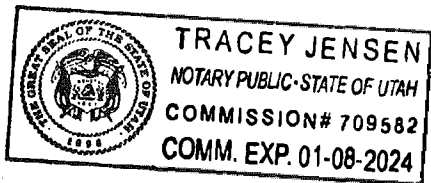
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common 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.

7. Contact the Association for the exact amount of the Reinvestment Fee.

IN WITNESS WHEREOF, the Association, by and through its Board of Directors, has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 19 day of October, 2023.



ADDENBROOK TOWNHOMES
HOMEOWNERS ASSOCIATION

a Utah nonprofit corporation,

By: [Signature]
Its: Registered Agent

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

On the 19th day of October, 2023, personally appeared before me Kati Riding who by me being duly sworn, did say that she/he is an authorized representative of Addenbrook Townhomes Homeowners Association, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public

EXHIBIT A
LEGAL DESCRIPTIONS

All of the Lots within **Addenbrook Phase 2 and Phase 5**, according to the official plats filed in the office of the Salt Lake County Recorder. More particularly described as:

ADDENBROOK PHASE 2.

A portion of the NW1/4 and NE1/4 of Section 35, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan City, more particularly described as follows:

Beginning at a point located N89°59'31"E along the Section line 2,143.18 feet and South 1,494.06 feet from the Northwest Corner of Section 35, T2S, R2W, S.L.B.& M.; thence East 167.75 feet; thence N51°40'44"E 50.00 feet; thence East 247.53 feet; thence N65°11'16"E 70.00 feet; thence Southeasterly along the arc of a 585.00 foot radius non-tangent curve to the right (radius bears: S65°11'17"W) 249.46 feet through a central angle of 24°25'57" (chord: S12°35'46"E 247.58 feet); thence S0°22'47"E 119.92 feet; thence N89°49'38"W (record: N89°50'29"W) 570.32 feet along the extension of, and along the northerly line of the FOX HOLLOW ELEMENTARY Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N0°28'50"W 299.44 to the point of beginning.

Contains: 4.17+/- acres

Lots 201 to 242

Parcel Numbers:

- 20-35-183-014-0000 to 20-35-183-042-0000 and
- 20-35-184-002-0000 to 20-35-183-017-0000.

Addenbrook Phase 5:

A portion of the NW1/4 of Section 35, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan City, more particularly described as follows:

Beginning at a point located N89°59'31"E along the Section line 1,527.84 feet and South 1,166.31 feet from the Northwest Corner of Section 35, T2S, R2W, S.L.B.& M.; thence N89°47'15"E 600.48 feet; thence along the arc of a curve to the right with a radius of 515.00 feet a distance of 587.84 feet through a central angle of 65°24'00" Chord: S57°30'44"E 556.45 feet; thence West 247.53 feet; thence S51°40'44"W 50.00 feet; thence West 167.75 feet to the Easterly line of BROADMEADOW AT THE HIGHLANDS PLAT C, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N00°28'50"W along said plat 89.89 feet; thence S89°31'10"W along said plat 718.04 feet; thence thence N00°28'50"W 177.39 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 56.00 feet (radius bears: S74°49'08"E) a distance of 44.99 feet through a central angle of 46°01'50" Chord: N38°11'47"E 43.79 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 375.00 feet a distance of 84.33 feet through a central angle of 12°53'06" Chord: N67°39'15"E 84.16 feet to the point of beginning.

Contains: 6.29 acres+/-