

**NOTICE OF REINVESTMENT FEE COVENANT**

(Pursuant to Utah Code Ann. § 57-1-46)

This instrument is a notice of reinvestment fee covenant ("Notice") that satisfies the requirements of the Utah Code Ann. § 57-1-46 (6) (2010). The beneficiary-association hereunder described is governed by the Declaration of Covenants, Conditions & Restrictions for: Orchard Heights Homeowners Association, Inc., which has been recorded in the Salt Lake County Recorder's Office on November 27, 2018, as Entry #12892814, Book #10733, Pages 5844-5879 (the "Declaration"). This Notice serves as notice of a reinvestment fee covenant (the "Reinvestment Fee Covenant") as contained in the Declaration at Section 8.8. Unless otherwise defined herein, all capitalized terms shall have the same meaning as in the Declaration.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

1. The name of the beneficiary under the above referenced fee covenant is the Orchard Heights Homeowners Association, Inc. The current address and phone for the Association's Management Company is:

Western Management  
 4252 South Highland Drive  
 Suite 105  
 Salt Lake City, UT 84124  
 801-278-5060

If and when the contact information in this paragraph becomes outdated, contact with the Association can be found through the Utah Department of Commerce Division of Corporations.

2. The burden of the above referenced reinvestment fee covenant is intended to run with the land contained in the Project, all phases belonging to the Association, including, but not limited to, the property described in Exhibit A along with any Expansion Property that may be added, and to bind successors in interest and assigns. The duration of the Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination of the same if duly approved by the Association pursuant to the Declaration.
3. The reimbursement fee is subject to change; contact the Association for the current amount.
4. The purpose of the reinvestment fee is to benefit the burdened property by facilitating the development and maintenance of the common property, including recreational facilities.

20-34-259-002, 20-34-260-001, 20-34-260-002, 20-34-260-003, 20-34-260-004, 20-34-260-005, 20-34-260-006, 20-34-260-007, 20-34-260-008, 20-34-260-009, 20-34-261-001, 20-34-261-003, 20-34-261-004, 20-34-261-005, 20-34-261-006, 20-34-261-007, 20-34-261-008, 20-34-261-009, 20-34-284-001, 20-34-284-002, 20-34-284-003,  
 20-34-227-008, 20-34-227-009, 20-34-227-010, 20-34-227-011, 20-34-227-012, 20-34-230-036, 20-34-230-037, 20-34-230-038, 20-34-230-039, 20-34-230-040, 20-34-279-036, 20-34-279-037, 20-34-279-038, 20-34-279-039, 20-34-279-040, 20-34-279-041, 20-34-279-042, 20-34-279-043, 20-34-284-004, 20-34-284-005, 20-34-284-006,  
 20-34-201-013, 20-34-201-014, 20-34-201-015, 20-34-201-016, 20-34-201-017, 20-34-201-018, 20-34-201-020, 20-34-201-021, 20-34-201-022, 20-34-201-023, 20-34-201-024, 20-34-204-001, 20-34-204-002, 20-34-204-003, 20-34-204-004, 20-34-204-005, 20-34-204-006, 20-34-204-007, 20-34-204-008, 20-34-204-009, 20-34-227-019, 20-34-230-049, 20-34-230-050, 20-34-230-051

**ACCOMMODATION RECORDING ONLY**

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Company makes no representation as to the condition of title and hereby expressly disclaims any responsibility or liability for the content, validity, accuracy, sufficiency, or effects of the document.

14212046 B: 11475 P: 7589 Total Pages: 3  
 03/05/2024 08:37 AM By: adavis Fees: \$160.00  
 Rashelle Hobbs, Recorder, Salt Lake County, Utah  
 Return To: FIRST AMERICAN - BOUNTIFUL  
 585 WEST 500 SOUTHBOUNTIFUL, UT 84010

DATE 3/1/2024

ORCHARD HEIGHTS HOMEOWNERS ASSOCIATION, INC.

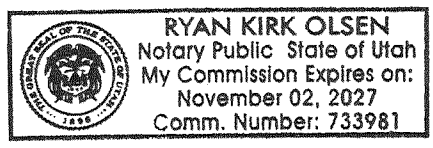
*Robert Miller*

By: *Robert Miller*

Its: *Member Board Directors*

STATE OF UTAH )  
 :SS  
SALT LAKE COUNTY )

Subscribed and sworn before me on this day of 1st of March .2024



*Ryan Kirk Olsen*

Notary Public

**EXHIBIT A**  
**Property Description**

LOTS 101 THRU 121, ORCHARD HEIGHTS PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

20-34-259-002, 20-34-260-001, 20-34-260-002, 20-34-260-003, 20-34-260-004, 20-34-260-005, 20-34-260-006, 20-34-260-007, 20-34-260-008, 20-34-260-009, 20-34-261-001, 20-34-261-003, 20-34-261-004, 20-34-261-005, 20-34-261-006, 20-34-261-007, 20-34-261-008, 20-34-261-009, 20-34-284-001, 20-34-284-002, 20-34-284-003,

LOTS 201 – 221, ORCHARD HEIGHTS PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

20-34-227-008, 20-34-227-009, 20-34-227-010, 20-34-227-011, 20-34-227-012, 20-34-230-036, 20-34-230-037, 20-34-230-038, 20-34-230-039, 20-34-230-040, 20-34-279-036, 20-34-279-037, 20-34-279-038, 20-34-279-039, 20-34-279-040, 20-34-279-041, 20-34-279-042, 20-34-279-043, 20-34-284-004, 20-34-284-005, 20-34-284-006,

LOTS 301 THRU 323, ORCHARD HEIGHTS PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

20-34-201-013, 20-34-201-014, 20-34-201-015, 20-34-201-016, 20-34-201-017, 20-34-201-018, 20-34-201-020, 20-34-201-021, 20-34-201-022, 20-34-201-023, 20-34-201-024, 20-34-204-001, 20-34-204-002, 20-34-204-003, 20-34-204-004, 20-34-204-005, 20-34-204-006, 20-34-204-007, 20-34-204-008, 20-34-204-009, 20-34-227-019, 20-34-230-049, 20-34-230-050, 20-34-230-051