

NOTICE OF REINVESTMENT FEE COVENANT

(Mountain Ridge Master Association Phase 21)

Pursuant to Utah Code § 57-1-46(6), the Mountain Ridge Master Association ("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 Master Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge recorded with the Salt Lake County Recorder on March 9, 2021 as Entry No. 13590984, and any amendments or supplements thereto (the "Declaration").

The Declaration contains a Reinvestment Fee Covenant in its Section 5.16 that permits the Association to assess a fee to transferees of any of the Burdened Property subject to the Master Declaration. The reinvestment fee amount payable to the Association shall be established by the Board of Directors in the Association's Rules. The amount of the reinvestment fee shall be made available to all interested parties upon request to the Association.

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

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

Mountain Ridge Master Association
c/o FCS Community Management
12227 Business Park Dr., Suite 200
Draper, UT 84020

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 unless otherwise amended.

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.

[SIGNATURE ON FOLLOWING PAGE]

14219205 B: 11479 P: 4729 Total Pages: 4
03/22/2024 11:16 AM By: vanguard Fees: \$154.00
Rashele Hobbs, Recorder, Salt Lake County, Utah
Return To: EDGE MOUNTAIN RIDGE, LLC
13702 S 200 W #8120RAPER, UT 84020

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 24 day of January, 2024.

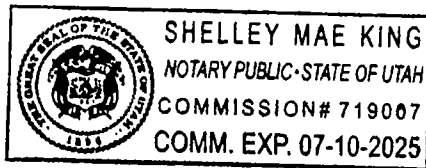
DECLARANT
EDGE MOUNTAIN RIDGE, LLC
a Utah limited liability company

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

By: Steve Maddox
Name: Steve Maddox
Title: Manager

On the 24 day of January, 2024, personally appeared before me Steve Maddox who by me being duly sworn, did say that he is an authorized representative of Edge Mountain Ridge, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:



Notary Public: Shelley King

EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

The Subject Property (i.e., the Townhomes portion of the Mountain Ridge Phase 19 and Single-Family Lots in the Mountain Ridge Phase 21 Plats) is described as follows:

Phase 21 Single-Family and Townhomes

Beginning at a point being South 89°48'47" East 956.20 feet along the section line and South 1,866.41 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 70.00 feet;
thence Northeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears East and the chord bears North 45°00'00" East 28.28 feet with a central angle of 90°00'00");
thence East 185.73 feet;
thence Southeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears South and the chord bears South 45°00'00" East 28.28 feet with a central angle of 90°00'00");
thence East 60.00 feet;
thence Northeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears East and the chord bears North 45°00'00" East 28.28 feet with a central angle of 90°00'00");
thence East 91.24 feet;
thence South 483.18 feet;
thence West 91.24 feet;
thence South 54.00 feet;
thence Southwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears South and the chord bears South 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence South 7.00 feet;
thence West 60.00 feet;
thence South 87.09 feet;
thence West 320.25 feet;
thence North 171.09 feet;
thence East 20.52 feet;
thence Northeasterly 4.03 feet along the arc of a 20.00 foot radius curve to the left (center bears North and the chord bears North 84°13'53" East 4.02 feet with a central angle of 11°32'13");
thence North 459.78 feet to the point of beginning.
Contains 282,704 Square Feet or 6.490 Acres, 14 Lots and 18 Units thence North 16.52 feet;
thence East 103.81 feet;
thence North 337.48 feet to the point of beginning.

Contains 481,884 Square Feet or 11.063 Acres, 24 Lots and 50 Units

Phase 21 Condominium Plat 'AA'

Beginning at a point being South 89°48'47" East 1046.20 feet along the section line and South 1,846.12 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 78.36 feet;
thence South 171.73 feet;
thence West 98.36 feet;
thence North 151.73 feet;
thence Northeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears East and the chord bears North 45°00'00" East 28.28 feet with a central angle of 90°00'00") to the point of beginning.

Contains 16,807 Square Feet or 0.386 Acres.

Phase 21 Condominium Plat 'BB'

Beginning at a point being South 89°48'47" East 1026.20 feet along the section line and South 2,017.92 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 98.36 feet;
thence South 148.67 feet;
thence West 98.36 feet;
thence North 148.67 feet to the point of beginning.

Contains 14,624 Square Feet or 0.336 Acres.

Phase 21 Condominium Plat 'CC'

Beginning at a point being South 89°48'47" East 1026.20 feet along the section line and South 2,166.58 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 98.36 feet;
thence South 159.78 feet;
thence West 78.36 feet;
thence Northwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears North and the chord bears
North 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence North 139.78 feet to the point of beginning.

Contains 15,631 Square Feet or 0.359 Acres.