

WHEN RECORDED RETURN TO:  
Ensign Custom Homes, LLC  
1289 W Annuvolato Way  
Lehi, UT 84043

14230193 B: 11485 P: 7963 Total Pages: 3  
04/19/2024 01:54 PM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ENSIGN CUSTOM HOMES, LLC  
1289 W ANNUVOLATO WAY LEHI, UT 84043



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## NOTICE OF REINVESTMENT FEE COVENANT

(Triple Crown Villas Homeowners Association)

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Pursuant to Utah Code § 57-1-46(6), the Triple Crown Villas Homeowners 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 Declaration of Covenants, Conditions, and Restrictions for Triple Crown Villas recorded with the Salt Lake County Recorder on \_\_\_\_\_, 2024 as Entry No. \_\_\_\_\_, and any amendments or supplements thereto (the “**Declaration**”).

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by Section 5.20 of the Declaration (as may be amended), unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). The amount of the reinvestment fee may be set forth in the rules or through a Board resolution.

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

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

Triple Crown Villas Homeowners Association  
1289 W Annuvolato Way  
Lehi, UT 84043

The address of the beneficiary may change from time to time as updated  
on the Utah Department of Commerce Homeowner Associations Registry.

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's members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or 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. Please contact the Association for the amount of the Reinvestment Fee.

**IN WITNESS WHEREOF**, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 14 day of April, 2024.

**DECLARANT**  
**ENSIGN CUSTOM HOMES, LLC**  
a Utah limited liability company,

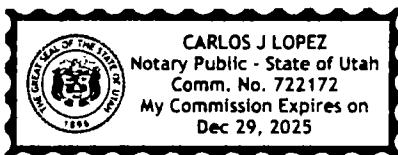
By: Ryan Ensign

Name: Ryan Ensign

Its: \_\_\_\_\_

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 19 day of April, 2024, personally appeared before me  
Ryan Bent Ensign who by me being duly sworn, did say that she/he is  
an authorized representative of Ensign Custom Homes, LLC, and that the foregoing  
instrument is signed on behalf of said company and executed with all necessary authority.



Carlos Lopez  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All of **TRIPLE CROWN VILLAS**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Lots 1 – 3.

More particularly described as:

Beginning at a point on the east right-of-way line for 1300 East Street, said point being North 00°07'18" East 841.69 feet along the section line and North 89°46'03" East 42.15 feet from the Southwest Corner Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence

thence North 00°29'32" East 209.19 feet along said east right-of-way line;  
thence South 88°20'42" East 385.43 feet to a point on the Westerly line of Draper Irrigation Canal;  
thence South 32°33'08" West 233.70 feet along said Westerly line of Draper Irrigation Canal;  
thence South 89°46'03" West 261.33 feet to the point of beginning.

Contains 65,977 Square Feet or 1.515 Acres and 3 Lots

**Parcel Numbers:**      **Not Yet Assigned.**