



ENT 142885:2020 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Sep 18 1:11 pm FEE 100.00 BY MA  
RECORDED FOR DR HORTON INC

WHEN RECORDED RETURN TO:

AJ Pepper  
Snell & Wilmer L.L.P.  
15 West South Temple, Suite 1200  
Salt Lake City, UT 84101

**NOTICE OF  
REINVESTMENT FEE COVENANT**

Pursuant to Utah Code Annotated Section 57-1-46(7)(a), Somerset Court Condominium Association, a Utah non-profit corporation (the “**Association**”) hereby gives notice of a “reinvestment fee covenant” (as that term is defined in Section 57-1-46(1)(i)), which reinvestment fee covenant burdens all that real property described on Exhibit A attached hereto and incorporated herein by this reference, as further described in the Declaration of Condominium for Somerset Court, a condominium, recorded on September 9, 2020, in Entry No. 136923:2020 in the Official Records of Utah County, Utah, as supplemented and/or amended from time to time (“**Declaration**”).

The reinvestment fee covenant was created by and is set forth in Section 18.7 of the Declaration.

The reinvestment fee covenant requires, among other things, that upon the purchase of any portion of the real property described on Exhibit A attached hereto, the purchaser shall pay a real estate transfer assessment determined in accordance with Section 18.7 of the Declaration, unless the conveyance is expressly excluded from this fee pursuant to Section 18.7.2 of the Declaration.

The name and address of the association to which the reinvestment fee covenant is required to be paid:

Somerset Court Condominium Association  
c/o Advantage Management  
P O Box 1006  
Orem, Utah 84059-1006

The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns.

The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.

The reinvestment fee covenant is perpetual in duration.

The purpose of the fee required to be paid under the reinvestment fee covenant is to reimburse the Association for costs incurred by the Association in connection with transfer of title

to new owners and for the payment of other Common Expenses (as defined in the Declaration) and/or reserves, as determined by the Management Committee for the Association.

The fee required to be paid under the reinvestment fee covenant is required to benefit the burdened property.

This Notice of Reinvestment Fee Covenant is dated as of Sept. 10, 2020.

Somerset Court Condominium Association, a Utah non-profit corporation

By: [Signature]  
Name: Krisel Travis  
Title: President

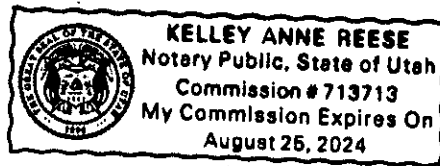
STATE OF UTAH )  
 ) :ss  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 10 day of September, 2020, by KRISEL TRAVIS, the President of SOMERSETT COURT CONDOMINIUM ASSOCIATION, a Utah nonprofit corporation.

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake

My commission expires:

August 25, 2024



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

That certain real property located in Utah County, Utah and more particularly described as follows:

UNIT NO(S). 1 THROUGH 40, INCLUSIVE, AND THE COMMON AREAS CONTAINED WITHIN SOMERSETT COURT PLAT A, A CONDOMINIUM PROJECT, AS THE SAME ARE IDENTIFIED IN THE CONDOMINIUM PLAT FOR SOMERSETT COURT PLAT A, A CONDOMINIUM PROJECT RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 136922:2020 (AS SAID PLAT MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM FOR SOMERSETT COURT RECORDED IN UTAH COUNTY, UTAH AS ENTRY NO. 136922:2020, IN BOOK \_\_\_\_\_, AT PAGE 1679 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), OF THE OFFICIAL RECORDS.

TOGETHER WITH: (A) THE UNDIVIDED INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNITS; (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH ARE APPURTENANT TO SAID UNITS; AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND CONDOMINIUM PLAT (AS SAID DECLARATION AND PLAT MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM ACT.

Tax Parcel Nos.: \_\_\_\_\_