

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 Utah Code Ann. § 57-1-46 (6) (2010). The beneficiary-association hereunder described is governed by the Declaration of Protective Covenants, Conditions, & Restrictions for Harmony Townhomes, recorded with the Utah County Recorder on March 4, 2020 as Entry No. 28167:2020, as amended from time to time (the "Declaration"). This Notice serves as notice of a reinvestment fee covenant (the "Reinvestment Fee Covenant") that was recorded on this property previously as contained in the Declaration at Article III, Section 3.14. 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 reinvestment fee covenant is the Harmony Townhomes Owners' Association. The current address for the Association's legal counsel is Scott Welker at Vial Fotheringham, LLP, 310 East 4500 South, Suite 102, Murray, Utah 84107; Phone: (801) 355-9594. E-mail: scott.welker@vf-law.com. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of 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 or amendment of the same if duly approved by the Association pursuant to the Declaration.
3. As of the date of this Notice, a reinvestment fee is due at settlement for each unit at an amount established by the Association's Board of Directors or Declarant. If the Board of Directors or Declarant has not established an amount, the reinvestment fee shall be equal to .5% of the selling price. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. However, the existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the development and maintenance of the common property including recreational facilities.

COURTESY RECORDING

This document is being recorded solely as a courtesy and as an accommodation only to the parties named therein. Provo Land Title Co. hereby expressly disclaims any responsibility or liability for the accuracy thereof.

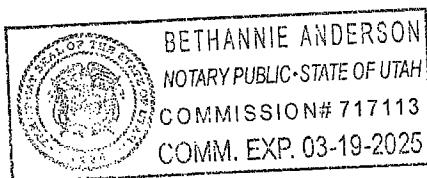
ENT 143089 : 2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Aug 16 03:08 PM FEE 40.00 BY IP
RECORDED FOR Provo Land Title Co.
ELECTRONICALLY RECORDED

DATE: August 11, 2021

HARMONY TOWNHOMES, LLC (as Declarant for Harmony Townhomes Owner's Association)

By: Dave Scovil
Its: manager

Subscribed and sworn before me on this 11 day of August, 2021 by the foregoing signatory who, by me being duly sworn, did represent that he/she is the Managing Member of Harmony Townhomes, LLC, the Declarant for the Harmony Townhomes Owner's Association.



Notary Public

EXHIBIT A

Property Description

BEGINNING AT A POINT WHICH LIES N00°18'43"E 1636.83 FEET AND EAST 522.59 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N09°27'35"W 15.00 FEET; THENCE N13°53'12"W 988.65 FEET; THENCE S63°54'35"E 383.08 FEET; THENCE S65°04'00"E 751.34 FEET; THENCE S00°02'00"E 414.89 FEET; THENCE ALONG THE ARC OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.86 FEET, (THE CHORD BEARS S44°59'00"W 36.78 FEET); THENCE WEST 174.58 FEET; THENCE ALONG THE ARC OF A 3561.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 587.94 FEET, (THE CHORD BEARS S85°16'12"W 587.27 FEET) TO THE POINT OF BEGINNING.
CONTAINING 13.81 ACRES.