
Notice of Reinvestment Fee Covenant

OLYMPIA

Pursuant to Utah Code § 57-1-46(6), Declarant Olympia Utah, LLC, on behalf of Olympia 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 Olympia recorded in the office of the Salt Lake County Recorder, 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 is required to pay a reinvestment fee, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8) or an exclusion in the Declaration.

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

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

Olympia Master Association
c/o FCS Community Management
12227 S Business Park Drive, Suite 100,
Draper, UT 84020
(801) 256-0465
manager@hoaliving.com

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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. For the amount of the Reinvestment Fee owed, please contact the Association.

[SIGNATURE ON FOLLOWING PAGE]

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 3rd day of MARCH, 2025.

DECLARANT
Olympia Utah, LLC
A Utah Limited Liability Company

Signature: 

Name: Ryan Button

Title: AUTHORIZED REPRESENTATIVE

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

On the 3 day of March, 2025, Ryan Button [Name] personally appeared before me, who by me being duly sworn, did say that she/he is an authorized representative of Olympia Utah, LLC and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.

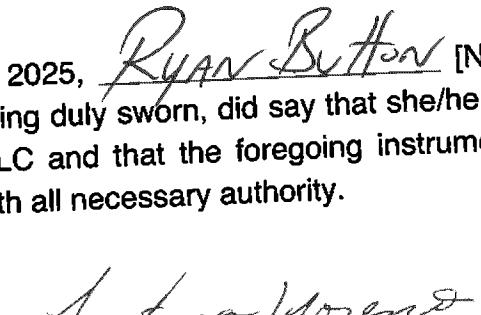

Justina Moreno
Notary Public

Exhibit A

Legal Description

A parcel of land, situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the southerly boundary line of Creek Ridge West Subdivision Phase 6, recorded December 21, 2018 in Book 2018P at Page 419 in the Office of the Salt Lake County Recorder and a point on the Westerly Right-of-Way Line of Oceanside Drive, said point being North 89°30'06" West 1,663.46 feet along the section line from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line the following six (6) courses:

(1) South 00°06'53" East 28.10 feet;

(2) Southeasterly 160.46 feet along the arc of a 331.50 foot radius curve to the left (center bears North 89°53'07" East and the chord bears South 13°58'54" East 158.90 feet with a central angle of 27°44'03");

(3) South 27°50'55" East 205.91 feet;

(4) Southeasterly 130.15 feet along the arc of a 268.50 foot radius curve to the right (center bears South 62°09'05" West and the chord bears South 13°57'44" East 128.88 feet with a central angle of 27°46'22");

(5) South 00°04'33" East 62.30 feet;

(6) Southwesterly 26.86 feet along the arc of a 17.00 foot radius curve to the right (center bears South 89°55'27" West and the chord bears South 45°11'38" West 24.15 feet with a central angle of 90°32'23");

thence North 89°32'10" West 494.35 feet;

thence North 00°27'50" East 127.05 feet;

thence South 89°32'10" East 60.00 feet;

thence Northeasterly 15.71 feet along the arc of a 10.00 foot radius curve to the left (center bears North 00°27'50" East and the chord bears North 45°27'50" East 14.14 feet with a central angle of 90°00'00");

thence North 00°27'50" East 277.95 feet;

thence South 89°32'10" East 166.84 feet;

thence Northeasterly 33.80 feet along the arc of a 260.50 foot radius curve to the left (center bears North 00°32'20" East and the chord bears North 86°49'19" East 33.77 feet with a central angle of 07°26'02");

thence North 00°27'50" East 150.42 feet to said southerly boundary line of Creek Ridge West Subdivision Phase 6;

thence South 89°30'06" East 70.53 feet along said southerly boundary line to the point of beginning.

Contains 183,658 Square Feet or 4.216 Acres and 23 Lots and 7 Townhome Units and 2 Parcel

(aka proposed Joshua Tree at Olympia Phase 1 Plat)

A parcel of land, situate in the Northeast and Northwest Quarters of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the Southerly Boundary line of Creek Ridge West Subdivision Phase 6, recorded December 21, 2018 in Book 2018P at Page 419 in the Office of the Salt Lake County Recorder, said point being North 89°30'06" West 1,733.99 feet along the section line from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°27'50" West 150.42 feet;
thence Southwesterly 33.80 feet along the arc of a 260.50 foot radius curve to the right (center bears North 06°53'42" West and the chord bears South 86°49'19" West 33.77 feet with a central angle of 07°26'02");
thence North 89°32'10" West 166.84 feet;
thence South 00°27'50" West 277.95 feet;
thence Southwesterly 15.71 feet along the arc of a 10.00 foot radius curve to the right (center bears North 89°32'10" West and the chord bears South 45°27'50" West 14.14 feet with a central angle of 90°00'00");
thence North 89°32'10" West 60.00 feet;
thence South 00°27'50" West 127.05 feet to the Northerly Right-of-Way line of Olympia Boulevard;
thence North 89°32'10" West 927.29 feet along said Northerly Right-of-Way line;
thence Northeasterly 12.60 feet along the arc of a 30.00 foot radius curve to the left (center bears North 65°57'29" West and the chord bears North 12°00'19" East 12.51 feet with a central angle of 24°04'24");
thence North 00°01'53" West 556.05 feet to the section line;
thence South 89°30'06" East 70.00 feet along said section line;
thence South 00°01'53" East 288.19 feet;
thence Southeasterly 7.81 feet along the arc of a 5.00 foot radius curve to the left (center bears North 89°58'07" East and the chord bears South 44°47'01" East 7.04 feet with a central angle of 89°30'17");
thence South 89°32'10" East 305.99 feet;
thence Northeasterly 7.85 feet along the arc of a 5.00 foot radius curve to the left (center bears North 00°27'50" East and the chord bears North 45°27'50" East 7.07 feet with a central angle of 90°00'00");
thence North 00°27'50" East 134.90 feet;
thence South 89°32'10" East 403.64 feet;
thence North 00°27'50" East 149.81 feet to the Southerly Boundary line of Creek Ridge West Subdivision Phase 6;
thence South 89°30'06" East 408.02 feet along said Southerly Boundary to the point of beginning.

Contains 433,364 Square Feet or 9.949 Acres and 16 Lots and 91 Townhome Units and 7 Parcels

(aka proposed Joshua Tree at Olympia Phase 2 Plat)

A parcel of land, situate in the Northeast and Northwest Quarters of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the Southerly Boundary line of Creek Ridge West Subdivision Phase 6, recorded December 21, 2018 in Book 2018P at Page 419 in the Office of the Salt Lake County Recorder, said point being North 89°30'06" West 2,142.01 feet along the section line from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°27'50" West 152.81 feet;
thence North 89°32'10" West 403.64 feet;
thence South 00°27'50" West 134.90 feet;
thence Southwesterly 7.85 feet along the arc of a 5.00 foot radius curve to the right (center bears North 89°32'10" West and the chord bears South 45°27'50" West 7.07 feet with a central angle of 90°00'00");
thence North 89°32'10" West 305.99 feet;
thence Northwesterly 7.81 feet along the arc of a 5.00 foot radius curve to the right (center bears North 00°27'50" East and the chord bears North 44°47'01" West 7.04 feet with a central angle of 89°30'17");
thence North 00°01'53" West 288.19 feet to the section line;
thence South 89°30'06" East 722.12 feet along said section line to the point of beginning.

Contains 154,672 Square Feet or 3.551 Acres and 16 Lots and 54 Townhome Units and 3 Parcels.

(aka proposed Joshua Tree at Olympia Phase 3 Plat)

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being North 89°30'06" West 10.20 feet along the section line and South 249.46 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°30'58" East 155.96 feet;
thence South 00°29'02" West 9.00 feet;
thence South 89°30'58" East 343.15 feet;
thence North 00°30'22" West 8.04 feet;
thence North 89°29'38" East 155.00 feet;
thence South 00°30'22" East 1,408.60 feet;
thence South 56°51'10" West 132.32 feet;
thence South 74°01'37" West 66.16 feet;
thence Southwesterly 130.90 feet along the arc of a 466.00 foot radius curve to the left (center bears South 15°58'23" East and the chord bears South 65°58'46" West 130.47 feet with a central angle of 16°05'42");
thence South 57°55'55" West 28.39 feet;
thence Southwesterly 294.31 feet along the arc of a 534.00 foot radius curve to the right (center bears North 32°04'05" West and the chord bears South 73°43'16" West 290.60 feet with a central angle of 31°34'42");
thence Southwesterly 26.49 feet along the arc of a 17.00 foot radius curve to the left (center bears South 00°29'23" East and the chord bears South 44°52'24" West 23.89 feet with a central angle of 89°16'25");
thence North 00°14'11" East 102.01 feet;
thence Southeasterly 26.97 feet along the arc of a 17.00 foot radius curve to the left (center bears South 89°45'49" East and the chord bears South 45°12'33" East 24.23 feet with a central angle of 90°53'28");
thence Northeasterly 198.28 feet along the arc of a 466.00 foot radius curve to the left (center bears North 00°39'17" West and the chord bears North 77°09'21" East 196.78 feet with a central angle of 24°22'43");
thence Northeasterly 27.97 feet along the arc of a 17.00 foot radius curve to the left (center bears North 25°02'00" West and the chord bears North 17°50'26" East 24.92 feet with a central angle of 94°15'07");
thence Northwesterly 17.21 feet along the arc of a 277.50 foot radius curve to the right (center bears North 60°42'53" East and the chord bears North 27°30'30" West 17.21 feet with a central angle of 03°33'15");
thence North 64°16'07" East 55.00 feet;
thence Southeasterly 12.81 feet along the arc of a 222.50 foot radius curve to the left (center bears North 64°16'07" East and the chord bears South 27°22'52" East 12.81 feet with a central angle of 03°17'57");
thence Southeasterly 27.43 feet along the arc of a 17.00 foot radius curve to the left (center bears North 60°58'10" East and the chord bears South 75°15'36" East 24.55 feet with a central angle of 92°27'32");
thence Northeasterly 99.53 feet along the arc of a 534.00 foot radius curve to the right (center bears South 31°29'22" East and the chord bears North 63°51'01" East 99.39 feet with a central angle of 10°40'45");
thence North 15°58'23" West 77.98 feet;
thence North 00°30'22" West 398.91 feet;
thence North 89°34'46" West 20.89 feet;
thence North 00°25'14" East 55.00 feet;
thence North 89°34'46" West 74.65 feet;
thence Southwesterly 30.13 feet along the arc of a 72.00 foot radius curve to the left (center bears South 00°25'14" West and the chord bears South 78°25'52" West 29.91 feet with a central angle of 23°58'43");
thence North 00°30'22" West 760.89 feet;
thence North 89°30'58" West 275.16 feet;
thence North 00°16'16" East 165.00 feet to the point of beginning.

Contains 564,370 Square Feet or 12.956 Acres and 93 Lots and 2 Parcels

(aka proposed Great Basin at Olympia Phase 1 Plat)

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°48'53" East 641.53 feet along the section line;

thence South 00°30'22" East 251.11 feet to the northerly boundary line of Great Basin at Olympia Phase 1;

thence along said northerly boundary line the following five (5) courses:

(1) South 89°29'38" West 155.00 feet;

(2) South 00°30'22" East 8.04 feet;

(3) North 89°30'58" West 343.15 feet;

(4) North 00°29'02" East 9.00 feet;

(5) North 89°30'58" West 155.96 feet;

thence North 00°16'16" East 249.46 feet to the section line;

thence South 89°30'06" East 9.02 feet along the section line to the point of beginning.

Contains 166,815 Square Feet or 3.830 Acres and 22 Lots and 1 Parcel

(aka proposed Great Basin at Olympia Phase 2A Plat)

A parcel of land, situate in the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°48'53" East 374.58 feet along the section line and South 1,170.89 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°25'14" West 55.00 feet;
thence South 89°34'46" East 20.89 feet;
thence South 00°30'22" East 398.91 feet;
thence South 15°58'23" East 77.98 feet;
thence Southwesterly 99.53 feet along the arc of a 534.00 foot radius curve to the left (center bears South 20°48'37" East and the chord bears South 63°51'01" West 99.39 feet with a central angle of 10°40'45");
thence Northwesterly 27.43 feet along the arc of a 17.00 foot radius curve to the right (center bears North 31°29'22" West and the chord bears North 75°15'36" West 24.55 feet with a central angle of 92°27'32");
thence Northwesterly 12.81 feet along the arc of a 222.50 foot radius curve to the right (center bears North 60°58'10" East and the chord bears North 27°22'52" West 12.81 feet with a central angle of 03°17'57");
thence South 64°16'07" West 55.00 feet;
thence Southeasterly 17.21 feet along the arc of a 277.50 foot radius curve to the left (center bears North 64°16'07" East and the chord bears South 27°30'30" East 17.21 feet with a central angle of 03°33'15");
thence Southwesterly 27.97 feet along the arc of a 17.00 foot radius curve to the right (center bears South 60°42'53" West and the chord bears South 17°50'26" West 24.92 feet with a central angle of 94°15'07");
thence Southwesterly 198.28 feet along the arc of a 466.00 foot radius curve to the right (center bears North 25°02'00" West and the chord bears South 77°09'21" West 196.78 feet with a central angle of 24°22'43");
thence Northwesterly 26.97 feet along the arc of a 17.00 foot radius curve to the right (center bears North 00°39'17" West and the chord bears North 45°12'33" West 24.23 feet with a central angle of 90°53'28");
thence North 00°14'11" East 358.97 feet;
thence Northwesterly 128.32 feet along the arc of a 700.00 foot radius curve to the left (center bears North 89°45'49" West and the chord bears North 05°00'54" West 128.14 feet with a central angle of 10°30'11");
thence North 74°24'14" East 41.92 feet;
thence Northeasterly 23.71 feet along the arc of a 84.50 foot radius curve to the right (center bears South 15°35'46" East and the chord bears North 82°26'38" East 23.64 feet with a central angle of 16°04'48");
thence South 89°30'58" East 129.78 feet;
thence North 00°29'02" East 74.00 feet;
thence Northeasterly 113.02 feet along the arc of a 72.00 foot radius curve to the right (center bears South 89°30'58" East and the chord bears North 45°27'08" East 101.77 feet with a central angle of 89°56'12");
thence South 89°34'46" East 74.65 feet to the point of beginning.

Contains 189,118 Square Feet or 4.342 Acres and 35 Lots and 1 Parcel

(aka proposed Great Basin at Olympia Phase 2B Plat)

A parcel of land situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being North 89°30'06" West 1,001.49 feet along the section line and South 683.15 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°32'10" East 206.97 feet;

thence Southeasterly 307.56 feet along the arc of a 523.50 foot radius curve to the right (center bears South 00°27'50" West and the chord bears South 72°42'19" East 303.15 feet with a central angle of 33°39'41");

thence Southeasterly 120.08 feet along the arc of a 68.50 foot radius curve to the right (center bears South 35°26'36" West and the chord bears South 04°20'10" East 105.29 feet with a central angle of 100°26'28");

thence South 44°36'10" West 7.96 feet;

thence South 45°23'50" East 133.50 feet;

thence North 44°36'10" East 22.12 feet;

thence Southeasterly 186.69 feet along the arc of a 330.50 foot radius curve to the right (center bears South 18°48'01" West and the chord bears South 55°01'02" East 184.22 feet with a central angle of 32°21'54");

thence South 38°50'05" East 47.56 feet;

thence Southeasterly 117.49 feet along the arc of a 570.00 foot radius curve to the right (center bears South 51°09'55" West and the chord bears South 32°55'46" East 117.29 feet with a central angle of 11°48'37");

thence Southeasterly 142.71 feet along the arc of a 300.00 foot radius curve to the right (center bears South 62°58'49" West and the chord bears South 13°23'30" East 141.37 feet with a central angle of 27°15'22");

thence South 00°14'11" West 66.62 feet;

thence North 89°48'15" West 202.47 feet;

thence Southeasterly 58.65 feet along the arc of a 277.50 foot radius curve to the right (center bears South 78°09'01" West and the chord bears South 05°47'43" East 58.54 feet with a central angle of 12°06'31");

thence South 00°15'33" West 234.99 feet;

thence Southwesterly 97.38 feet along the arc of a 50.00 foot radius curve to the right (center bears North 89°28'54" West and the chord bears South 56°18'51" West 82.70 feet with a central angle of 111°35'31");

thence Northwesterly 21.62 feet along the arc of a 30.00 foot radius curve to the left (center bears South 22°06'36" West and the chord bears North 88°32'01" West 21.15 feet with a central angle of 41°17'14");

thence South 70°49'22" West 99.65 feet;

thence Southwesterly 33.75 feet along the arc of a 177.50 foot radius curve to the right (center bears North 19°10'38" West and the chord bears South 76°16'10" West 33.70 feet with a central angle of 10°53'35");

thence Southwesterly 23.48 feet along the arc of a 15.00 foot radius curve to the left (center bears South 08°17'03" East and the chord bears South 36°52'20" West 21.16 feet with a central angle of 89°41'14");

thence South 71°43'45" West 55.83 feet;

thence Northwesterly 106.21 feet along the arc of a 677.50 foot radius curve to the right (center bears North 81°11'04" East and the chord bears North 04°19'27" West 106.10 feet with a central angle of 08°58'57");

thence North 00°10'01" East 367.08 feet;

thence Northeasterly 16.48 feet along the arc of a 50.00 foot radius curve to the right (center bears South 89°49'41" East and the chord bears North 09°36'52" East 16.41 feet with a central angle of 18°53'05");

thence South 89°58'24" West 262.94 feet;

thence North 00°04'33" West 407.95 feet;

thence Northwesterly 118.39 feet along the arc of a 522.50 foot radius curve to the left (center bears South 12°54'22" West and the chord bears North 83°35'06" West 118.13 feet with a central angle of 12°58'55");

thence South 89°55'27" West 20.84 feet;

thence North 00°04'33" West 228.66 feet to the point of beginning.

Contains 515,291 Square Feet or 11.829 Acres and 28 Units and 5 Parcels



(aka proposed Mt Rainier at Olympia Phase 1 Plat)

A parcel of land situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being North 89°30'06" West 975.44 feet along the section line and South 683.13 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°04'33" East 228.44 feet;
thence Southeasterly 113.19 feet along the arc of a 522.50 foot radius curve to the right (center bears South 00°29'40" West and the chord bears South 83°17'59" East 112.97 feet with a central angle of 12°24'42");
thence South 00°04'33" East 407.95 feet;
thence South 89°58'24" West 90.67 feet;
thence Southwesterly 16.21 feet along the arc of a 50.00 foot radius curve to the right (center bears North 62°45'55" West and the chord bears South 36°31'24" West 16.14 feet with a central angle of 18°34'38");
thence Southwesterly 19.92 feet along the arc of a 25.00 foot radius curve to the left (center bears South 44°11'17" East and the chord bears South 22°59'22" West 19.39 feet with a central angle of 45°38'42");
thence South 00°10'01" West 38.62 feet;
thence South 89°59'44" West 220.00 feet;
thence North 00°10'01" East 70.38 feet;
thence South 89°52'17" West 47.00 feet;
thence Northwesterly 26.75 feet along the arc of a 17.00 foot radius curve to the left (center bears North 89°49'59" West and the chord bears North 44°55'08" West 24.08 feet with a central angle of 90°10'18");
thence South 89°59'44" West 81.24 feet;
thence South 00°10'11" West 7.52 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 34, monumented with a rebar and cap stamped "5251295";
thence North 89°31'34" West 249.93 feet along the 1/16 section line;
thence North 464.12 feet;
thence South 89°32'10" East 70.97 feet;
thence Northeasterly 26.86 feet along the arc of a 17.00 foot radius curve to the left (center bears North 00°27'50" East and the chord bears North 45°11'38" East 24.15 feet with a central angle of 90°32'23");
thence North 00°04'33" West 160.87 feet;
thence South 89°32'10" East 522.02 feet to the point of beginning.

Contains 440,031 Square Feet or 10.102 Acres and 133 Units

(aka proposed Mt Rainier at Olympia Phase 2 Plat)

All of Kings Canyon at Olympia Phase 1 Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: 26:34:227:101:0000 through 26:34:227:161:0000
26:34:227:162:0000 (Parcel A)
26:34:227:163:0000 (Parcel B)
26:34:227:164:0000 (Common Area)

All of Kings Canyon at Olympia Phase 2 Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: 26:34:226:015:0000 (Common Area)
26:34:226:016:0000 through 26:34:226:078:0000
26:34:227:165:0000 through 26:34:227:184:0000