

Lennar Homes of Utah
1100 W Traverse Pkwy #300
Lehi, UT 84043

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
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1100 W TRAVERSE PKWY #300 LEHI, UT 84043



NOTICE OF REINVESTMENT FEE COVENANT
(Sienna Hills II, Final Plat Phases 1, 2 and 3)

Pursuant to Utah Code § 57-1-46(6), the Sienna Hills II Homeowners Association, Inc. (the “**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 Second Amended and Restated Supplemental Declaration for Sienna Hills II, as recorded with the Salt Lake County Recorder on June 26, 2025 as Entry No. 14402151, which amended and restated that certain instrument recorded August 15, 2024 as Entry No. 14276645 (together, along with any amendments or supplements thereto, the “**Declaration**”).

Pursuant to that certain Notice of Reinvestment Fee Covenant recorded with the Salt Lake County Recorder on August 27, 2024 as Entry No. 14280553, the Association provided notice of the “Reinvestment Fee Covenant” imposed pursuant to the Declaration with respect to that portion of the Burdened Property described as “Phase 1” on Exhibit A. By this Notice, the Association hereby provides notice with respect to all of the Burdened Property that:

The Declaration (by and through the “Master Declaration” as defined in the Declaration) contains a “Reinvestment Fee Covenant”. 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 as established by the Association's Board of Directors, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8) or in the Declaration. In no event, shall the reinvestment fee exceed the maximum rate permitted by applicable law.

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 **Sienna Hills II Final Plat Phases 1, 2 and 3** that:

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

Sienna Hills II Homeowners Association, Inc.*
138 E 12300 S, Suite C-480
Draper, Utah 84020
info@hoasolutions.com
(801) 341.2999

[*The contact information of the Association may be changed through the Utah HOA 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.

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 2nd day of July, 2025.

DECLARANT

LENNAR HOMES OF UTAH, LLC,
a Delaware limited liability company

By: [Signature]
Name: Bryson Fish
Its: DMSion President

State of Utah)
County of Salt Lake) ss:
)

On the 2nd day of July, 2025, personally appeared before me Bryson Fish who by me being duly sworn, did say that she/he is an authorized representative of Lennar Homes of Utah, LLC, a Delaware limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public

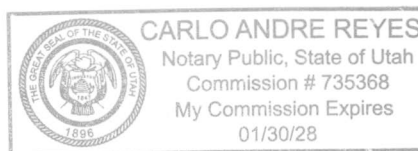


EXHIBIT A
(Legal Description)

PHASE 1:

Lots 101 through 143, Sienna Hills II Final Plat Phase 1, according to the plat thereof recorded in the real property records of Salt Lake County, Utah, and also described as follows:

BOUNDARY DESCRIPTION

A part of the South Half Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of COPPER RIM DRIVE, said point being N89°43'41"E 2524.61 feet along the Section line and S0°16'19"E 646.29 feet from the West Quarter Corner of Section 26, Township 2 South, Range 2 West Salt Lake Base and Meridian; thence along the westerly line of said right-of-way the following six (6) courses: (1) S35°17'56"E 35.50 feet; thence (2) Southeasterly along the arc of a non-tangent curve to the left having a radius of 1,025.58 feet (radius bears: N54°41'25"E) a distance of 38.29 feet through a central angle of 02°08'21" Chord: S36°21'48"E 38.29 feet; thence (3) Southeasterly along the arc of a non-tangent curve to the left having a radius of 1,035.00 feet (radius bears: N52°34'54"E) a distance of 300.83 feet through a central angle of 16°39'12" Chord: S45°44'42"E 299.77 feet; thence (4) S54°04'17"E 97.92 feet; thence (5) Southeasterly along the arc of a non-tangent curve to the right having a radius of 965.00 feet (radius bears: S35°55'42"W) a distance of 151.01 feet through a central angle of 08°57'58" Chord: S49°35'19"E 150.85 feet; thence (6) S45°06'20"E 108.87 feet to the northerly boundary line of CW COPPER RIM 1 LLC according to that Special Warranty Deed thereof recorded on February 1, 2022 as Entry 13882653, Book 11301, Page 4784 in the Salt Lake County Recorder's Office; thence along northerly boundary line of said deed, Westerly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S44°53'40"W) a distance of 23.56 feet through a central angle of 90°00'10" Chord: S89°53'35"W 21.21 feet; thence S44°53'30"W 34.92 feet; thence along the arc of a curve to the right with a radius of 269.00 feet a distance of 41.14 feet through a central angle of 08°45'46" Chord: S49°16'24"W 41.10 feet; thence S53°39'17"W 126.70 feet; thence N36°20'43"W 58.00 feet; thence N50°39'38"W 497.47 feet; thence N49°58'38"W 58.00 feet; thence N40°01'22"E 0.20 feet; thence N49°58'38"W 80.00 feet to the southeasterly boundary line of COPPER RIM PHASE 2 according to the official plat thereof recorded December 18, 2020 as Entry No. 13503541, Book 2020P, Page 297 in the office of the Salt Lake County Recorder; thence along the southeasterly boundary line of said plat the following three (3) courses: (1) N40°01'22"E 126.20 feet; thence (2) along the arc of a curve to the right with a radius of 351.25 feet a distance of 89.99 feet through a central angle of 14°40'42" Chord: N47°21'43"E 89.74 feet; thence (3) N54°42'04"E 33.51 feet to the point of beginning.

Containing 3.50 +/-
143 Lots
2 Parcels

PHASE 2:

Lots 201 through 238, Sienna Hills II Final Plat Phase 2, according to the plat thereof recorded in the real property records of Salt Lake County, Utah, and also described as follows:

BOUNDARY DESCRIPTION

A part of the South Half Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point N89°43'41"E 2336.25 feet along the Section line and S0°16'19"E 1235.72 feet from the West Quarter Corner of Section 26, Township 2 South, Range 2 West Salt Lake Base and Meridian; thence S50°39'38"E 80.00 feet; thence N39°20'22"E 65.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N05°39'38"W 21.21 feet; thence N50°39'38"W 169.79 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.61 feet through a central angle of 86°20'58" Chord: S86°09'53"W 20.53 feet; thence along a line non-tangent to said curve, N47°00'36"W, a distance of 58.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 729.00 feet (radius bears: N47°00'36"W) a distance of 37.75 feet through a central angle of 02°58'02" Chord: N41°30'23"E 37.75 feet; thence N40°01'22"E 218.30 feet; thence S49°58'38"E 58.00 feet; thence S40°01'22"W 171.80 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.74 feet through a central angle of 90°41'00" Chord: S05°19'08"E 21.34 feet; thence S50°39'38"E 249.04 feet; thence N39°20'22"E 76.00 feet; thence N50°39'38"W 15.52 feet; thence N39°20'22"E 110.96 feet; thence S50°39'38"E 251.00 feet; thence S36°20'43"E 58.00 feet; thence S53°39'17"W 173.45 feet; thence along the arc of a curve to the left with a radius of 211.00 feet a distance of 71.60 feet through a central angle of 19°26'37" Chord: S43°55'58"W 71.26 feet; thence N55°47'20"W 58.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 269.00 feet (radius bears: S55°47'20"E) a distance of 83.12 feet through a central angle of 17°42'17" Chord: S25°21'32"W 82.79 feet; thence West 2.94 feet; thence S39°24'30"W 13.51 feet to a easterly boundary line of that certain Warranty Deed recorded May 22, 2019 as Entry No. 12993692 in Book 10783 at Page 7354-7356 in the Salt Lake County Recorder's Office; thence along said easterly boundary line of said Deed the following four (4) courses: (1) N00°00'03"E 10.05 feet; thence (2) S89°59'04"W 173.38 feet; thence (3) S49°32'10"W 149.97 feet; thence (4) S39°17'13"W 120.00 feet to the easterly right-of-way of MOUNTAIN VIEW CORRIDOR; thence along said right-of-way line the following two (2) courses: (1) N50°42'49"W 204.79 feet; thence (2) N32°46'47"W 41.30 feet; thence N57°13'13"E 80.45 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 300.00 feet (radius bears: N54°04'36"E) a distance of 16.46 feet through a central angle of 03°08'37" Chord: N34°21'05"W 16.46 feet; thence N32°46'47"W 6.59 feet; thence N57°13'13"E 113.83 feet; thence N49°32'49"E 108.10 feet; thence N45°43'02"E 43.50 feet; thence N39°20'22"E 45.00 feet to the point of beginning.

Containing 4.98 acres +/-
38 Lots and 5 Parcels

PHASE 3:

All Lots, Sienna Hills II Final Plat Phase 3, according to the plat thereof recorded or to be recorded in the real property records of Salt Lake County, Utah, and also described as follows:

BOUNDARY DESCRIPTION

(WEST PARCEL)

A part of the Southwest 1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the Southwest Corner of COPPER RIM PHASE 2 according to the official plat thereof recorded December 18, 2020 as Entry No. 13503541, in Book 2020P, at Page 297 in the Salt Lake County Recorder's Office, said point being N89°43'41"E 1877.07 feet along the Section line and S00°16'19"E 1234.17 feet from the West Quarter Corner of Section 26, Township 2 South, Range 2 West Salt Lake Base and Meridian; running thence along said plat the following three (3) courses: (1) N57°13'13"E 218.98 feet; (2) thence along the arc of a curve to the left with a radius of 648.75 feet a distance of 194.72 feet through a central angle of 17°11'51" Chord: N48°37'18"E 193.99 feet; (3) thence N40°01'22"E 218.54 feet; thence S49°58'38"E 80.00 feet; thence S40°01'22"W 218.50 feet; thence along the arc of a curve to the right with a radius of 729.00 feet a distance of 37.75 feet through a central angle of 02°58'02" Chord: S41°30'23"W 37.75 feet; thence along a line non-tangent to said curve, S47°00'36"E, a distance of 58.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S47°00'36"E) a distance of 22.61 feet through a central angle of 86°20'58" Chord: N86°09'53"E 20.53 feet; thence S50°39'38"E 169.79 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S05°39'38"E 21.21 feet; thence S39°20'22"W 65.00 feet; thence N50°39'38"W 80.00 feet; thence S39°20'22"W 45.00 feet; thence S45°43'02"W 43.50 feet; thence S49°32'49"W 108.10 feet; thence S57°13'13"W 113.83 feet; thence S32°46'47"E 6.59 feet; thence along the arc of a curve to the left with a radius of 300.00 feet a distance of 16.46 feet through a central angle of 03°08'37" Chord: S34°21'05"E 16.46 feet; thence S57°13'13"W 80.45 feet to the easterly right-of-way line of Mountain View Corridor; thence along said right-of-way line N32°46'47"W 308.05 feet to the point of beginning.

Containing 3.34 acres +/-
28 Lots and 2 Parcels

(EAST PARCEL)

A part of the Southwest 1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the Southwest Corner of SIENNA HILLS 2, PHASE 1 SUBDIVISION according to the official plat thereof recorded May 1, 2024 as Entry No. 14234954, in Book 2024P, at Page 111 in the Salt Lake County Recorder's Office, said point being N89°43'41"E 2454.37 feet along the Section line and S00°16'19"E 911.65 feet from the West Quarter Corner of Section 26, Township 2 South, Range 2 West Salt Lake Base and Meridian; thence S50°39'38"E 246.47 feet; thence S39°20'22"W 110.96 feet; thence S50°39'38"E 15.52 feet; thence S39°20'22"W 76.00 feet; thence N50°39'38"W 249.04 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.74 feet through a central angle of 90°41'00" Chord: N05°19'08"W 21.34 feet; thence N40°01'22"E 171.80 feet to the point of beginning.

Containing 3.34 acres +/-
16 Units, and 2 Parcels