
AMENDED NOTICE OF REINVESTMENT FEE COVENANT

(Addenbrook Phase 2 – Addenbrook Townhomes)

Pursuant to Utah Code Ann. §57-1-46(6), the Addenbrook Townhomes Homeowners Association (the “**Association**”) hereby provides this Amended 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, and Reservation of Easements and Bylaws for Addenbrook Townhomes, recorded with the Salt Lake County Recorder on September 7, 2022 as Entry No. 14012614, and any amendments or supplements thereto (the “**Declaration**”).

The Declaration authorizes the Association to charge a reinvestment fee (the “**Reinvestment Fee Covenant**”). The Reinvestment Fee Covenant shall be administered in accordance with Utah Code §57-1-46 and 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 in accordance with the Declaration, unless the transfer falls within an exclusion listed in Utah Code §57-1-46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

This Amended Notice of Reinvestment Fee Covenants replaces and supersedes any prior notices recorded against the Burdened Property, including the notice recorded on December 18, 2023 as Entry Number 14186791 which included Addenbrook Phase 5 which was recently withdrawn from the Declaration and is thus no longer subject to this Reinvestment Fee Covenant.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Addenbrook Phase 2** that:

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

Addenbrook Townhomes Homeowners Association¹
c/o Treo Community Management
1750 W 11400 S, Suite 120
South Jordan, Utah 84095
kati@treoproperties.com
(801) 355.1136

¹ The contact information of the Association may be changed through the Utah Homeowner Associations Registry. Any party making payment of the Reinvestment Fee shall verify the most current contact information for the Association.

2. The burden and obligation 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 may, by and through a vote as provided for in the amendment provisions of the Declaration, terminate the Reinvestment Fee Covenant.

5. The purpose of the Reinvestment Fee is to generate funds dedicated to benefitting the Burdened Property and payment for: (a) common planning, facilities, and infrastructure; (b) obligations arising from an environmental covenant (if any); (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. Contact the Association for the exact amount of the Reinvestment Fee.

IN WITNESS WHEREOF, the Association, by and through its Board of Directors, has executed this Amended Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 17th day of JULY, 2025.

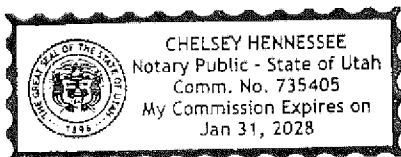
ADDENBROOK TOWNHOMES
HOMEOWNERS ASSOCIATION

a Utah nonprofit corporation,

By: Kati L. Riding
Its: Kati L. Riding

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 17 day of July, 2025, personally appeared before me Kati Riding who by me being duly sworn, did say that she/he is an authorized representative of Addenbrook Townhomes Homeowners Association, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Chelsey Hennessee
Notary Public

EXHIBIT A
LEGAL DESCRIPTIONS
(42 Lots)

All of the Lots (201 to 242) within **Addenbrook Phase 2**, according to the official plat filed in the office of the Salt Lake County Recorder. More particularly described as:

ADDENBROOK PHASE 2.

A portion of the NW1/4 and NE1/4 of Section 35, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan City, more particularly described as follows:

Beginning at a point located N89°59'31"E along the Section line 2,143.18 feet and South 1,494.06 feet from the Northwest Corner of Section 35, T2S, R2W, S.L.B.& M.; thence East 167.75 feet; thence N51°40'44"E 50.00 feet; thence East 247.53 feet; thence N65°11'16"E 70.00 feet; thence Southeasterly along the arc of a 585.00 foot radius non-tangent curve to the right (radius bears: S65°11'17"W) 249.46 feet through a central angle of 24°25'57" (chord: S12°35'46"E 247.58 feet); thence S0°22'47"E 119.92 feet; thence N89°49'38"W (record: N89°50'29"W) 570.32 feet along the extension of, and along the northerly line of the FOX HOLLOW ELEMENTARY Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N0°28'50"W 299.44 to the point of beginning.

Contains: 4.17+/- acres

Parcel Numbers:

- 20-35-183-014-0000 to 20-35-183-042-0000,
- 20-35-184-002-0000 to 20-35-183-017-0000, and
- 20-35-184-019-0000