

WHEN RECORDED RETURN TO:

DTDB Operations, LLC
9350 South 150 East, Suite 900
Sandy, Utah 84070
Attn: Vagner Soares

14416396 B: 11589 P: 7509 Total Pages: 4
07/31/2025 09:17 AM By: BGORDON Fees: \$40.00
Rasheille Hobbs, Recorder, Salt Lake County, Utah
Return To: VP DAYBREAK DEVCO LLC
9350 S 150 E STE 800SANDY, UT 84070



Space above for County Recorder's Use

NOTICE OF REINVESTMENT FEE COVENANT
[DAYBREAK URBAN CENTER PLAT 1 AMENDED]

Pursuant to Utah Code Ann. 57-1-46 *et seq*, this NOTICE OF REINVESTMENT FEE COVENANT is hereby given for that certain real property located in Salt Lake County, Utah (the “**Property**”) and more particularly described on Exhibit A attached hereto and incorporated herein, with respect to the following:

1. Pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Downtown Daybreak (the “**DTDB Declaration**”), recorded on April 9, 2025, as Entry No. 14368656, in Book 11562, beginning at Page 4490 in the Salt Lake County Recorder’s Office, as may be amended and supplemented from time to time, as evidenced in the official records of Salt Lake County, the Downtown Daybreak Owners Association, Inc., a Utah non-profit corporation (the “**Association**”) imposes a community enhancement fee (the “**Reinvestment Fee**”) upon certain transfers of portions of the Property except Exempt Transfers (as such term is defined in the DTDB Declaration).

2. The Reinvestment Fee is payable to the Association at the closing of the transfer of the title of the affected portion of the Property.

3. The Reinvestment Fee shall be paid to the Association, at the following address:

9350 SOUTH 150 EAST, SUITE 800, Sandy, UT, 84070, USA

4. The Association’s authorized representative is Mike Kunkel.

5. The Reinvestment Fee runs with the land and binds all successors in interest and assigns of the Property.

6. Unless terminated pursuant to the DTDB Declaration, the duration of the Reinvestment Fee is perpetual.

7. Pursuant to the DTDB Declaration, the Reinvestment Fee shall be used for purposes consistent with the Association’s mission and for purposes for which the Association was created, including payment for community planning, facilities and infrastructure; obligations arising from an environmental covenant, community programming, open space, recreation amenities, charitable purposes, and Association expenses.

8. The Reinvestment Fees paid under the DTDB Declaration are required to benefit the Property.

9. The Reinvestment Fee is the only reinvestment fee covenant to burden the Property, and no additional reinvestment fee covenant of any type or kind may be imposed on the Property.

10. The DTDB Declaration contemplates that future phases may be added to the Daybreak Urban Center, and the Reinvestment Fee and any corresponding notices thereof will be recorded against and will apply to all newly added phases.

11. This Notice of Reinvestment Fee supersedes and replaces any previously recorded notices of transfer fee covenants recorded on any portions of the Property, provided that this Notice of Reinvestment Fee does not amend, replace, or supersede the DTDB Declaration.

12. Each owner shall contact Larry H. Miller Real Estate at 9350 South 150 East, Suite 800, Sandy, Utah 84070, or its designee, at least seven (7) days prior to the scheduled closing or transfer of title and provide the name of the buyer, the date of the transfer of title, and other information the Association may reasonably require.

13. The current, total amount of the Reinvestment Fee and/or any unpaid assessments, including principal, interest, and costs with respect to a particular portion of the Property may be obtained by contacting the Larry H. Miller Real Estate at 9350 South 150 East, Suite 800, Sandy, Utah 84070 or 801-563-2100 or www.lhm.com/real-estate.

[Signature on Following Page]

IN WITNESS WHEREOF, Mike Kunkel, as the authorized representative for the Association, has executed this Notice of Reinvestment Fee as of June 4, 2025.

DOWNTOWN DAYBREAK OWNERS ASSOCIATION, INC., a Utah non-profit corporation

By: Mike Kunkel
Name: Mike Kunkel
Title: Treasurer

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 4th day of June, 2025 by Mike Kunkel, the Treasurer of DOWNTOWN DAYBREAK OWNERS ASSOCIAION, a Utah non-profit corporation.

Julie Randall
NOTARY PUBLIC
Residing at: Sandy, Utah

My Commission Expires:

April 29, 2027

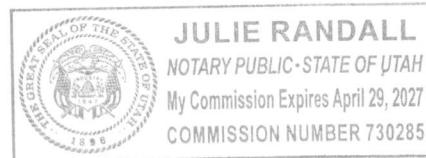


EXHIBIT A
TO
NOTICE OF REINVESTMENT FEE COVENANT

All of the real property described on that certain plat entitled "DAYBREAK URBAN CENTER PLAT 1 AMENDED VACATING & AMENDING LOTS C-101 THROUGH C-116, P-101, AND PRIVATE RIGHTS-OF-WAY OF THE DAYBREAK URBAN CENTER PLAT 1", recorded on _____, 202_____, as Entry No. _____, Book _____, at Page _____ of the Official Records of Salt Lake County, Utah.

[TO BE FILLED IN UPON NEW PLAT RECORDING]