

WHEN RECORDED RETURN TO:

Mapleton Heights Owners Association
44 Red Pine Drive
Alpine, UT 84004
Attn: Trent Boggess

ENT156022:2021 PG 1 of 5
Andrea Allen
Utah County Recorder
2021 Sep 08 02:01 PM FEE 40.00 BY IP
RECORDED FOR Stewart Title Insurance Agency of Utah
ELECTRONICALLY RECORDED

Space above for County Recorder's Use

**NOTICE OF REINVESTMENT FEE COVENANT
(MAPLETON HEIGHTS)**

Pursuant to Section 57-1-46 of the Utah Code, this NOTICE OF REINVESTMENT FEE COVENANT (MAPLETON HEIGHTS) is hereby given for that certain real property located in Utah County, Utah (the "Property") which is more particularly described on Exhibit A attached hereto and incorporated herein, with respect to the following:

1. The Declaration of Covenants, Conditions and Restrictions for Mapleton Heights (the "Declaration"), which pertains to the Property, was recorded in the Office of the Recorder of Utah County, Utah on September 1, 2021 as Entry No. 152610-2021.

2. Pursuant to Section 9 of the Declaration, Mapleton Heights Owners Association, a Utah nonprofit corporation (the "Association"), is authorized to collect a fee (the "Reinvestment Fee") upon the sale of certain transfers of portions of the Property (except for those certain transfers described in the Declaration that are not subject to the Reinvestment Fee).

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

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

Mapleton Heights Owners Association
44 Red Pine Drive
Alpine, UT 84004
Attn: Trent Boggess

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

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

7. Pursuant to the Declaration, the Reinvestment Fee shall belong to the Association, and the purpose of the Reinvestment Fee is to benefit the Property, including payment for common planning, facilities and infrastructure, obligations arising from an environmental covenant, community programming, open space, charitable purposes, Association expenses, or any other purpose authorized by Section 57-1-46 of the Utah Code.

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

9. The Reinvestment Fee (as more specifically set forth and described in the Declaration) 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.

IN WITNESS WHEREOF, the undersigned have executed this Notice of Reinvestment Fee Covenant (Mapleton Heights) as of the date set forth on the signature pages.

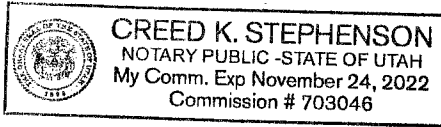
[SIGNATURE PAGES FOLLOW]

MAPLETON HEIGHTS OWNERS
ASSOCIATION
a Utah nonprofit corporation

By: *Bart Boggess*
Name: Bart Boggess
Title: President
Date of Execution: September 8, 2021

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged to me this 8th day of September, 2021, by Bart Boggess, in his capacity as the President of MAPLETON HEIGHTS OWNERS ASSOCIATION, a Utah nonprofit corporation.



Creed K. Stephenson
NOTARY PUBLIC

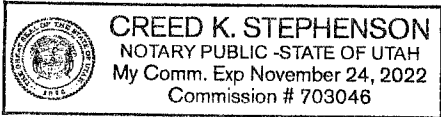
Executed by Mountainville Development Corporation, a Utah corporation, in its capacity as the owner of the Property and as the Declarant under the Declaration.

MOUNTAINVILLE DEVELOPMENT CORPORATION, a Utah corporation

By: *Bart Boggess*
Name: Bart Boggess
Title: President
Date of Execution: September 8, 2021

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged to me this 8th day of September, 2021, by Bart Boggess, in his capacity as the President of MOUNTAINVILLE DEVELOPMENT CORPORATION, a Utah corporation.



Creed K. Stephenson
NOTARY PUBLIC

**EXHIBIT A
TO
NOTICE OF REINVESTMENT FEE COVENANT
(MAPLETON HEIGHTS)**

As used in this NOTICE OF REINVESTMENT FEE COVENANT (MAPLETON HEIGHTS), the term “Property” means and refers to that certain real property located in Utah County, State of Utah, more particularly described as follows:

BOUNDARY DESCRIPTION, Mapleton Heights Plat A1

A part of the SW1/4 of Section 22 and the NE1/4 and NW1/4 of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Mapleton, Utah, more particularly described as follows: Beginning at the South ¼ Corner of Section 22, T8S, R3E, S.L.B.& M.; thence N89°18'12"E along the Section line 14.03 feet; thence S00°08'25"W 141.07 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: S89°51'35"E) a distance of 31.43 feet through a central angle of 90°01'55" Chord: S43°08'19"E 28.29 feet; thence S01°52'38"W 40.00 feet; thence N88°07'22"W 78.13 feet; thence S00°00'29"W 125.86 feet; thence N89°24'39"W 413.03 feet; thence S89°38'27"W 326.53 feet; thence S87°24'43"W 25.84 feet; thence S00°00'54"E 1.89 feet; thence S89°59'06"W 40.00 feet; thence S87°16'50"W 297.35 feet; thence S57°29'51"W 309.44 feet; thence N35°54'24"W 113.22 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.30 feet through a central angle of 89°39'38" Chord: N80°44'13"W 28.20 feet; thence S54°25'58"W 110.45 feet; thence N29°58'28"W 257.69 feet; thence N20°33'29"W 140.48 feet; thence N16°51'33"W 229.75 feet; thence continue Northerly along said line N16°51'33"W 126.20 feet; thence N33°19'53"W 37.83 feet; thence N33°27'39"W 30.86 feet; thence N51°10'11"W 74.81 feet; thence S74°23'42"W 107.56 feet; thence S15°36'18"E 145.26 feet; thence S74°23'42"W 223.15 feet; thence S61°49'31"W 4.54 feet to the Easterly Right-of-Way line of State Road 89; thence along said Right-of-way the following 6 (six) courses: 1) N28°10'55"W 17.77 feet; 2) N27°44'31"W 209.34 feet; 3) N26°27'29"W 80.71 feet; 4) N24°21'25"W 64.34 feet; 5) N22°44'03"W 126.70 feet; 6) N19°24'41"W 109.27 feet to the Southwest corner of VIRGINIA ESTATES, according to the Official Plat thereof recorded July 9, 2014 as Entry No. 46943:2014 in the Office of the Utah County Recorder; thence N89°24'01"E along said plat 1,161.91 feet; thence S00°05'58"E 668.06 feet to the Section line; thence N89°35'31"E along the Section line 1,345.26 feet to the point of beginning.

Contains: 27.53 acres+/-