

WHEN RECORDED, RETURN TO:
Anaya Gayle
Holland & Hart LLP
222 South Main Street, Suite 2200
Salt Lake City, UT 84101

**NOTICE OF REINVESTMENT FEE COVENANT
FOR WASATCH PEAKS RANCH
A PRIVATE PLANNED RECREATIONAL COMMUNITY**

PURSUANT TO UTAH CODE ANN. (“U.C.A.”) §57-1-46, PLEASE NOTE that a purchaser of a Lot within Wasatch Peaks Ranch, a private planned recreational community, shall pay to Wasatch Peaks Ranch Homeowners Association, Inc., a Utah nonprofit corporation (the “**Association**”), at the time of closing on the sale of a Lot, a reinvestment fee, in a sum to be determined by the Board, pursuant to the Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements, recorded on May 3, 2022, in the Office of the County Recorder, Morgan County, State of Utah, as Entry No. 160853, Book 391, Page 402 of the Official Records as supplemented by First Supplemental Declaration for Wasatch Peaks Ranch, recorded on May 1, 2023, as Entry No. 163348, Book 399, Page 1242, and supplemented and amended by Second Supplemental Declaration and First Amendment to Master Declaration for Wasatch Peaks Ranch, recorded as Entry No. 163355, Book 399, Page 1288 (collectively “**Declaration**”), as the same may be further supplemented and amended from time to time.

This “**Notice**” affects each and every lot (each “**Lot**” and collectively “**Lots**”) within Wasatch Peaks Ranch, which is a large master planned development as defined in U.C.A. §57-1-46(1)(f) and is also described in the Declaration and other Association documents as a “private planned recreational community”, located in Morgan County and more particularly described on Exhibit “A” attached hereto and incorporated herein by reference (“**Property**”).

The reinvestment fee requirement described in the Declaration (“**Reinvestment Fee**”) is intended to run with the land, to be appurtenant to each and every Lot that has been or may be created by a duly approved subdivision of the Property, and to bind successors in interest and assigns thereof as a “**Reinvestment Fee Covenant**” as defined in U.C.A. §57-1-46(1)(i).

The Association, with its principal place of business located at 36 South State Street, Suite 500, Salt Lake City, UT 84111, acting on behalf of its members who are comprised of owners of Lots, is responsible for the collection and management of the Reinvestment Fee.

This Notice has been signed by Gary Derck, an authorized representative of the Board of the Association.

The existence of the Reinvestment Fee Covenant precludes the imposition of any additional reinvestment fee covenant on the Property.

The duration of the Reinvestment Fee Covenant is for a term of 30 years from the date of the recording of the Declaration, after which time said Reinvestment Fee Covenant shall be

automatically extended for successive periods of 10 years unless an instrument in writing signed by the majority of then-owners of the Lots has been recorded within the year preceding any renewal term.

Pursuant to U.C.A. §57-1-46(1)(i)(ii), the Reinvestment Fee is to be paid under the auspices of the Reinvestment Fee Covenant and is dedicated to benefitting the burdened property, including payment for, without limitation:

- (1) Common planning, facilities, and infrastructure;
- (2) Obligations arising from environmental covenants;
- (3) Community programming;
- (4) Open space;
- (6) Recreation amenities;
- (7) Charitable purposes; or
- (8) Association expenses, including reimbursement for costs incurred in connection with transfer of title.


Pursuant to U.C.A. §57-1-46((8), the Reinvestment Fee may not be enforced upon:

- (1) An involuntary transfer;
- (2) A transfer that results from a court order;
- (3) A bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity;
- (4) A transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or
- (5) The transfer of the Lot by a financial institution.

[The remainder of this page is intentionally blank. Signature page follows.]

IN WITNESS WHEREOF, the Association has executed this Notice the 14th day of June, 2023.

WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., a Utah nonprofit corporation

By: Brian Nestoroff 
Brian Nestoroff, its Vice President

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

The foregoing instrument was acknowledged before me on the 14th day of June, 2023 by Brian Nestoroff, as Vice President of Wasatch Peaks Ranch Homeowners Association, Inc., a Utah nonprofit corporation.



Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Christa Lea Fries 
Notary Public

Residing at: Tremonton, Utah

My Commission Expires:

September 27, 2023

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

A PARCEL OF LAND LYING AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, THE EAST HALF OF SECTION 10, THE WEST HALF OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHERLY CORNER OF LOT D14 OF WASATCH PEAKS RANCH PLAT 1, RECORDED ON MAY 3, 2022 AS ENTRY NO 160852 IN THE OFFICE OF THE MORGAN COUNTY RECORDER, SAID POINT ALSO BEING 997.65 FEET SOUTH 89°22'17" EAST, ALONG THE SECTION LINE, AND 407.13 SOUTH 00°37'43" WEST FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°59'53" EAST 682.38 FEET; THENCE SOUTH 54°33'20" EAST 351.09 FEET; THENCE SOUTH 10°50'48" WEST 710.86 FEET; THENCE SOUTH 65°31'28" EAST 510.93 FEET; THENCE SOUTH 03°59'45" EAST 163.83 FEET; THENCE SOUTH 39°12'08" WEST 63.11 FEET; THENCE SOUTH 63°57'09" WEST 62.00 FEET; THENCE SOUTH 42°39'08" WEST 187.06 FEET; THENCE SOUTH 57°01'00" WEST 69.36 FEET; THENCE SOUTH 89°10'31" WEST 102.83 FEET; THENCE NORTH 85°18'33" WEST 107.69 FEET; THENCE NORTH 68°28'13" WEST 98.97 FEET; THENCE SOUTH 01°50'10" WEST 1847.36 FEET; THENCE NORTH 88°21'18" EAST 634.64 FEET; THENCE SOUTH 29°55'24" EAST 508.23 FEET; THENCE SOUTH 81°01'28" WEST 515.56 FEET; THENCE SOUTH 37°39'54" WEST 290.43 FEET; THENCE SOUTH 49°29'22" EAST 9.54 FEET; THENCE SOUTHEASTERLY 15.08 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°50'24", (CHORD BEARS SOUTH 47°34'10" EAST 15.08 FEET); THENCE SOUTH 44°21'02" WEST 50.00 FEET; THENCE SOUTH 68°48'32" WEST 678.94 FEET; THENCE NORTH 24°21'58" WEST 405.55 FEET; THENCE NORTH 33°22'56" EAST 338.52 FEET; THENCE NORTHERLY 180.07 FEET ALONG THE ARC OF A 225.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45°51'16", (CHORD BEARS NORTH 28°44'55" WEST 175.30 FEET); THENCE NORTH 05°49'17" WEST 141.05 FEET; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", (CHORD BEARS NORTH 50°49'17" WEST 21.21 FEET); THENCE SOUTH 84°10'43" WEST 10.00 FEET; THENCE NORTH 05°49'17" WEST 50.00 FEET THENCE SOUTH 84°10'43" WEST 5.36 FEET; THENCE NORTHWESTERLY 28.55 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 65°26'14", (CHORD BEARS NORTH 63°06'10" WEST 27.03 FEET); THENCE NORTH 30°23'03" WEST 61.39 FEET; THENCE NORTHERLY 9.34 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°16'55", (CHORD BEARS NORTH 32°31'31" WEST 9.34 FEET); THENCE NORTH 34°39'58" WEST 163.27 FEET; THENCE NORTHWESTERLY 217.61 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°24'54", (CHORD BEARS NORTH 62°22'25" WEST 209.23 FEET); THENCE SOUTH 89°55'08" WEST 91.72 FEET; THENCE NORTH 289.92 FEET; THENCE NORTH 85°14'28" WEST 355.26 FEET; THENCE NORTH 03°54'50" EAST 369.30 FEET; THENCE NORTH 45°00'09" WEST 605.22 FEET; THENCE NORTH 36°18'07" EAST 771.79 FEET; THENCE SOUTH 42°53'54" EAST 243.98 FEET; THENCE NORTH 73°32'21" EAST 356.73 FEET; THENCE NORTH 75°15'23" EAST 295.34 FEET; THENCE NORTH 35°56'15" WEST 46.00 FEET; THENCE NORTHERLY 74.24 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°18'23", (CHORD BEARS NORTH 23°47'04" WEST 73.68 FEET); THENCE NORTH 11°37'52" WEST 134.45 FEET; THENCE NORTHEASTERLY 88.60 FEET ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°45'47", (CHORD BEARS NORTH 00°45'02" EAST 87.91 FEET); THENCE NORTHWESTERLY 20.82 FEET ALONG THE ARC OF A 15.00 FOOT REVERSE RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 79°31'28", (CHORD BEARS NORTH 26°37'49" WEST 19.19 FEET); THENCE NORTH 66°23'32" WEST 10.00 FEET; THENCE NORTH 23°36'28" EAST 50.00 FEET; THENCE SOUTH 66°23'32" EAST 10.00 FEET; THENCE NORTHEASTERLY 20.82 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 79°31'28", (CHORD BEARS NORTH 73°50'44" EAST 19.19 FEET);

THENCE NORTHEASTERLY 140.06 FEET ALONG THE ARC OF A 205.00 FOOT REVERSE RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°08'49", (CHORD BEARS NORTH 53°39'24" EAST 137.36 FEET); THENCE NORTH 73°13'49" EAST 122.66 FEET; THENCE NORTHEASTERLY 125.54 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 57°32'41", (CHORD BEARS NORTH 44°27'29" EAST 120.33 FEET); THENCE NORTH 15°41'08" EAST 110.68 FEET; THENCE NORTH 79°49'40" WEST 346.63 FEET; THENCE NORTH 33°44'12" WEST 281.47 FEET; THENCE NORTH 03°42'50" WEST 323.79 FEET; THENCE SOUTH 81°03'37" WEST 70.05 FEET; THENCE SOUTH 66°06'20" WEST 78.33 FEET; THENCE NORTH 05°51'12" WEST 53.12 FEET; THENCE NORTHEASTERLY 81.34 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 62°08'34", (CHORD BEARS NORTH 25°13'05" EAST 77.42 FEET); THENCE NORTH 56°17'22" EAST 98.27 FEET; THENCE NORTHEASTERLY 80.71 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°25'30", (CHORD BEARS NORTH 43°04'37" EAST 80.00 FEET); THENCE NORTH 29°51'52" EAST 96.97 FEET; THENCE NORTHEASTERLY 24.66 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°30'48", (CHORD BEARS NORTH 58°07'16" EAST 23.67 FEET); THENCE NORTH 86°22'41" EAST 5.12 FEET; THENCE NORTH 03°37'19" WEST 50.00 FEET; THENCE NORTH 86°22'41" EAST 10.00 FEET; THENCE NORTHEASTERLY 20.38 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 77°50'48", (CHORD BEARS NORTH 47°27'16" EAST 18.85 FEET); THENCE NORTHERLY 47.62 FEET ALONG THE ARC OF A 175.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°35'28", (CHORD BEARS NORTH 16°19'36" EAST 47.47 FEET); THENCE NORTH 24°07'20" EAST 168.61 FEET; THENCE NORTHERLY 140.28 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°17'57", (CHORD BEARS NORTH 08°01'39" WEST 133.03 FEET); THENCE SOUTH 15°42'14" WEST 16.25 FEET; THENCE SOUTH 57°55'30" WEST 14.22 FEET; THENCE SOUTH 74°02'24" WEST 36.45 FEET; THENCE SOUTH 42°54'08" WEST 199.65 FEET; THENCE NORTH 28°32'02" WEST 492.25 FEET; THENCE NORTH 22°24'18" EAST 230.22 FEET; THENCE NORTH 46°28'14" EAST 154.25 FEET; THENCE NORTH 88°28'14" EAST 304.15 FEET; TO THE WESTERLY BOUNDARY OF AFORESAID WASATCH PEAKS RANCH PLAT 1; THENCE, ALONG THE BOUNDARY OF SAID WASATCH PEAKS RANCH PLAT 1 THE FOLLOWING TEN (10) COURSES: 1) SOUTHERLY 4.42 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT, THOUGH A CENTRAL ANGLE OF 0°46'47", (CHORD BEARS SOUTH 01°08'23" EAST 4.42 FEET) 2) SOUTH 00°44'59" EAST 52.91 FEET, 3) SOUTHERLY 40.06 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°20'48", (CHORD BEARS SOUTH 04°55'23" EAST 40.03 FEET), 4) SOUTH 09°05'47" EAST 35.36 FEET, 5) SOUTH 80°54'13" WEST 50.00 FEET, 6) SOUTH 09°05'47" EAST 10.00 FEET, 7) SOUTHWESTERLY 20.75 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 79°16'40", (CHORD BEARS SOUTH 30°32'33" WEST 19.14 FEET), 8) SOUTH 70°10'53" WEST 10.00 FEET, 9) SOUTH 19°49'07" EAST 50.33 FEET; THENCE SOUTHWESTERLY 74.79 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°34'07", (CHORD BEARS SOUTH 52°04'29" WEST 74.02 FEET), 10) SOUTH 59°34'50" EAST 644.62 FEET TO THE POINT OF BEGINNING.

CONTAINS 127.80 ACRES

Parcel Nos. 00-0091-9735 through 00-0091-9764

19054674_v4