

WHEN RECORDED, RETURN TO:

Carley Herrick

Wasatch Peaks Ranch

36 South State Street, Suite 500

Salt Lake City, UT 84111

COURTESY RECORDING ONLY

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00-0094-0275 80-0094-0283

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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, which term includes any and all residential lots and units as may be depicted on one or more recorded plats, 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 for Wasatch Peaks Ranch recorded in the official records of the Morgan County Recorder's Office, Morgan County, Utah ("**Official Records**") on May 3, 2022, as Entry No. 160853, in Book 391, Page 402, that certain First Supplemental Declaration for Wasatch Peaks Ranch recorded in the Official Records on May 1, 2023, as Entry No. 163348, in Book 399, Page 1242, that certain Second Supplemental Declaration and First Amendment to Master Declaration for Wasatch Peaks Ranch recorded in the Official Records on May 1, 2023, as Entry No. 163355, in Book 399, Page 1288, that certain Third Supplemental Declaration and Second Amendment to Master Declaration for Wasatch Peaks Ranch recorded in the Official Records on November 8, 2023, as Entry No. 164605, in Book 404, Page 853, that certain Fourth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded in the Official Recorded on February 16, 2024, as Entry No. 165236, in Book 407, Page 15, that certain Fifth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded on May 15, 2024, as Entry No. 165881, in Book 409, Page 1378, and that certain Third Amendment to Master Declaration for Wasatch Peaks Ranch recorded September 6, 2024, as Entry No. 166761, in Book 413, at Page 715 (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 Brian Nestoroff, 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 15 day of April, 2025.

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

By: _____

Brian Nestoroff, its Vice President

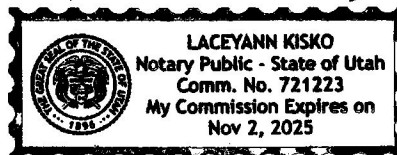
STATE OF UTAH)
) ss.
COUNTY OF **MORGAN**)

The foregoing instrument was acknowledged before me on the 15 day of April, 2025 by Brian Nestoroff as Vice President of Wasatch Peaks Ranch Homeowners Association, Inc., a Utah nonprofit corporation.

Notary Public

My Commission Expires:

NOV 2, 2025



**EXHIBIT A
LEGAL DESCRIPTION OF THE
PROPERTY**

A PARCEL OF LAND LYING AND SITUATED IN THE SOUTH HALF OF SECTION 14 AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT G1, WASATCH PEAKS RANCH PLAT 3A, RECORDED NOVEMBER 8, 2023, AS ENTRY NO. 164599 IN BOOK 404 AT PAGES 811-831 IN THE OFFICE OF THE MORGAN COUNTY RECORDER, SAID POINT ALSO BEING 1537.40 FEET SOUTH 89°32'34" EAST AND 1138.67 FEET SOUTH FROM THE WEST QUARTER CORNER OF SECTION 14 (3" PSOMAS ALUM. CAP), SAID POINT ALSO BEING 3759.12 FEET NORTH 89°22'17" WEST AND 9100.25 FEET SOUTH FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (3" MORGAN COUNTY SURVEYOR ALUM. CAP) AND RUNNING THENCE ALONG SAID BOUNDARY LINE OF SAID WASATCH PEAKS RANCH PLAT 3A, THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 16°06'15" EAST 1262.32 FEET, 2) NORTH 43°41'53" EAST 89.19 FEET, 3) SOUTH 49°37'43" EAST 514.89 FEET, 4) NORTH 61°29'29" EAST 384.86 FEET, 5) NORTHEASTERLY 36.85 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°53'35", CHORD BEARS NORTH 53°02'42" EAST 36.72 FEET, 6) NORTH 44°35'54" EAST 35.28 FEET, 7) NORTHEASTERLY 145.18 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47°31'55", CHORD BEARS NORTH 20°49'57" EAST 141.05 FEET, (8) NORTH 87°03'59" EAST 50.00 FEET, THENCE SOUTH 81°26'45" EAST 69.93 FEET; THENCE SOUTH 06°17'57" WEST 88.46 FEET; THENCE NORTH 74°56'25" WEST 72.17 FEET; THENCE SOUTHWESTERLY 41.14 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°28'30", CHORD BEARS SOUTH 22°50'41" WEST 41.08 FEET; THENCE SOUTH 28°04'56" WEST 290.10 FEET; THENCE SOUTHERLY 222.75 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52°05'37", CHORD BEARS SOUTH 02°02'08" WEST 215.16 FEET; THENCE SOUTH 24°00'41" EAST 49.93 FEET; THENCE SOUTHERLY 77.60 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°24'28", CHORD BEARS SOUTH 11°18'27" EAST 76.97 FEET; THENCE SOUTH 01°23'47" WEST 20.51 FEET; THENCE NORTH 88°36'13" WEST 50.00 FEET; THENCE NORTH 01°23'47" EAST 20.51 FEET; THENCE NORTHERLY 1.87 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°51'25", CHORD BEARS NORTH 0°58'05" EAST 1.87 FEET; THENCE NORTHWESTERLY 25.19 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 144°19'59", CHORD BEARS NORTH 71°37'37" WEST 19.04 FEET; THENCE SOUTH 36°12'23" WEST 87.66 FEET; THENCE SOUTHWESTERLY 303.43 FEET ALONG THE ARC OF A 192.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°18'43", CHORD BEARS

SOUTH 81°21'45" WEST 272.98 FEET; THENCE NORTH 53°28'53" WEST 73.04 FEET; THENCE NORTHWESTERLY 104.97 FEET ALONG THE ARC OF A 172.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°51'53", CHORD BEARS NORTH 36°02'57" WEST 103.35 FEET; THENCE NORTH 18°37'01" WEST 165.95 FEET; THENCE WESTERLY 159.11 FEET ALONG THE ARC OF A 52.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 173°38'30", CHORD BEARS SOUTH 74°33'44" WEST 104.84 FEET; THENCE SOUTH 12°15'30" EAST 132.79 FEET; THENCE SOUTHERLY 52.62 FEET ALONG THE ARC OF A 2022.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°29'26", CHORD BEARS SOUTH 11°30'47" EAST 52.62 FEET; THENCE SOUTH 42°00'36" EAST 607.48 FEET; THENCE SOUTH 51°30'31" WEST 534.88 FEET; THENCE NORTH 44°45'44" WEST 1177.09 FEET; THENCE NORTH 43°36'48" WEST 927.20 FEET; THENCE NORTH 40°00'37" WEST 546.28 FEET; THENCE NORTH 23°58'56" EAST 200.27 FEET; THENCE NORTH 77°53'41" EAST 141.52 FEET; THENCE NORTH 62°47'17" EAST 138.86 FEET; THENCE SOUTH 88°36'06" EAST 69.38 FEET; THENCE NORTH 84°25'54" EAST 68.31 FEET; THENCE SOUTH 29°20'03" EAST 49.31 FEET; THENCE SOUTH 46°49'12" EAST 58.90 FEET; THENCE SOUTH 87°57'51" EAST 76.97 FEET; THENCE SOUTH 31°02'51" EAST 122.31 FEET; THENCE SOUTH 83°36'43" EAST 213.23 FEET; THENCE NORTH 09°24'19" EAST 114.42 FEET; THENCE NORTH 06°08'20" EAST 185.95 FEET; THENCE NORTH 33°30'46" EAST 147.58 FEET; THENCE NORTH 07°45'03" EAST 127.02 FEET; THENCE NORTH 17°06'42" EAST 189.30 FEET; THENCE SOUTH 67°59'30" EAST 218.19 FEET TO THE POINT OF BEGINNING.

PARCEL NOS.: 00-0094-0275; 00-0094-0276; 00-0094-0277; 00-0094-0278; 00-0094-0279; 00-0094-0280; 00-0094-0281; 00-0094-0282; 00-0094-0283; 00-0094-0284; 00-0094-0285