

E 168456 B 419 P 1484  
Date 18-Apr-2025 02:20PM  
Fee: \$42.00 ACH  
Filed By: SM  
SHAUN ROSE, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY  
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:

Carley Herrick

Wasatch Peaks Ranch  
36 South State Street, Suite 500  
Salt Lake City, UT 84111

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any  
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and as to the content, validity,  
or effects of this document.

00-0094-0275 80-0094-0273

00-0094-0276 80-0094-0274

00-0094-0277

**NOTICE OF REINVESTMENT FEE**

00-0094-0278

**COVENANT FOR WASATCH PEAKS**

00-0094-0279 00-0094-0280

**RANCH**

00-0094-0281 **A PRIVATE PLANNED RECREATIONAL COMMUNITY**

00-0094-0282

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.

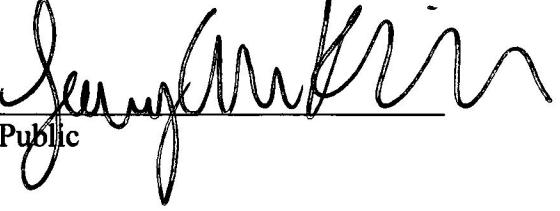
WASATCH PEAKS RANCH HOMEOWNERS ASSOCATION, INC., a Utah nonprofit corporation

By: \_\_\_\_\_

Brian Nestoroff, its Vice President

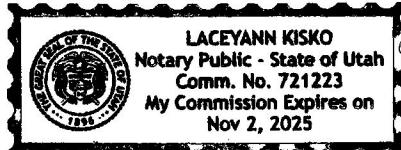
STATE OF UTAH )  
                    )  
                    ) ss.  
COUNTY OF **MORGAN**)

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  $89^{\circ}32'34''$  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  $89^{\circ}22'17''$  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  $16^{\circ}06'15''$  EAST 1262.32 FEET, 2) NORTH  $43^{\circ}41'53''$  EAST 89.19 FEET, 3) SOUTH  $49^{\circ}37'43''$  EAST 514.89 FEET, 4) NORTH  $61^{\circ}29'29''$  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  $16^{\circ}53'35''$ , CHORD BEARS NORTH  $53^{\circ}02'42''$  EAST 36.72 FEET, 6) NORTH  $44^{\circ}35'54''$  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  $47^{\circ}31'55''$ , CHORD BEARS NORTH  $20^{\circ}49'57''$  EAST 141.05 FEET, (8) NORTH  $87^{\circ}03'59''$  EAST 50.00 FEET, THENCE SOUTH  $81^{\circ}26'45''$  EAST 69.93 FEET; THENCE SOUTH  $06^{\circ}17'57''$  WEST 88.46 FEET; THENCE NORTH  $74^{\circ}56'25''$  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  $10^{\circ}28'30''$ , CHORD BEARS SOUTH  $22^{\circ}50'41''$  WEST 41.08 FEET; THENCE SOUTH  $28^{\circ}04'56''$  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  $52^{\circ}05'37''$ , CHORD BEARS SOUTH  $02^{\circ}02'08''$  WEST 215.16 FEET; THENCE SOUTH  $24^{\circ}00'41''$  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  $25^{\circ}24'28''$ , CHORD BEARS SOUTH  $11^{\circ}18'27''$  EAST 76.97 FEET; THENCE SOUTH  $01^{\circ}23'47''$  WEST 20.51 FEET; THENCE NORTH  $88^{\circ}36'13''$  WEST 50.00 FEET; THENCE NORTH  $01^{\circ}23'47''$  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  $0^{\circ}51'25''$ , CHORD BEARS NORTH  $0^{\circ}58'05''$  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  $144^{\circ}19'59''$ , CHORD BEARS NORTH  $71^{\circ}37'37''$  WEST 19.04 FEET; THENCE SOUTH  $36^{\circ}12'23''$  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  $90^{\circ}18'43''$ , CHORD BEARS

SOUTH  $81^{\circ}21'45''$  WEST 272.98 FEET; THENCE NORTH  $53^{\circ}28'53''$  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  $34^{\circ}51'53''$ , CHORD BEARS NORTH  $36^{\circ}02'57''$  WEST 103.35 FEET; THENCE NORTH  $18^{\circ}37'01''$  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  $173^{\circ}38'30''$ , CHORD BEARS SOUTH  $74^{\circ}33'44''$  WEST 104.84 FEET; THENCE SOUTH  $12^{\circ}15'30''$  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  $1^{\circ}29'26''$ , CHORD BEARS SOUTH  $11^{\circ}30'47''$  EAST 52.62 FEET; THENCE SOUTH  $42^{\circ}00'36''$  EAST 607.48 FEET; THENCE SOUTH  $51^{\circ}30'31''$  WEST 534.88 FEET; THENCE NORTH  $44^{\circ}45'44''$  WEST 1177.09 FEET; THENCE NORTH  $43^{\circ}36'48''$  WEST 927.20 FEET; THENCE NORTH  $40^{\circ}00'37''$  WEST 546.28 FEET; THENCE NORTH  $23^{\circ}58'56''$  EAST 200.27 FEET; THENCE NORTH  $77^{\circ}53'41''$  EAST 141.52 FEET; THENCE NORTH  $62^{\circ}47'17''$  EAST 138.86 FEET; THENCE SOUTH  $88^{\circ}36'06''$  EAST 69.38 FEET; THENCE NORTH  $84^{\circ}25'54''$  EAST 68.31 FEET; THENCE SOUTH  $29^{\circ}20'03''$  EAST 49.31 FEET; THENCE SOUTH  $46^{\circ}49'12''$  EAST 58.90 FEET; THENCE SOUTH  $87^{\circ}57'51''$  EAST 76.97 FEET; THENCE SOUTH  $31^{\circ}02'51''$  EAST 122.31 FEET; THENCE SOUTH  $83^{\circ}36'43''$  EAST 213.23 FEET; THENCE NORTH  $09^{\circ}24'19''$  EAST 114.42 FEET; THENCE NORTH  $06^{\circ}08'20''$  EAST 185.95 FEET; THENCE NORTH  $33^{\circ}30'46''$  EAST 147.58 FEET; THENCE NORTH  $07^{\circ}45'03''$  EAST 127.02 FEET; THENCE NORTH  $17^{\circ}06'42''$  EAST 189.30 FEET; THENCE SOUTH  $67^{\circ}59'30''$  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