

E 170736 B 428 P 1189

Date 06-Jan-2026 02:59PM

Fee: \$106.00 ACH

Filed By: JM

SHAUN ROSE, Recorder

MORGAN COUNTY

For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

WHEN RECORDED MAIL TO:

Carley Herrick
Wasatch Peaks Ranch
36 South State Street, Suite 500
Salt Lake City, Utah 84111

**NOTICE OF REINVESTMENT FEE COVENANT
FOR WASATCH PEAKS RANCH
A PRIVATE PLANNED RECREATIONAL COMMUNITY
(Plat 6A)**

In Reference to Tax ID Number(s):

Parcel Nos.: 00-0095-0001; 00-0095-0002; 00-0095-0003; 00-0095-0004; 00-0095-0005; 00-0095-0006; 00-0095-0007; 00-0095-0008; 00-0095-0009; 00-0095-0010; 00-0095-0011; 00-0095-0012; 00-0095-0013; 00-0095-0014; 00-0095-0015; 00-0095-0016; 00-0095-0017; 00-0095-0018; 00-0095-0019; 00-0095-0020; 00-0095-0021; 00-0095-0022; 00-0095-0023; 00-0095-0024; 00-0095-0025; 00-0095-0026; 00-0095-0027; 00-0095-0028; 00-0095-0029; 00-0095-0030; 00-0095-0031; 00-0095-0032; 00-0095-0033; 00-0095-0034; 00-0095-0035; 00-0095-0036; 00-0095-0037; 00-0095-0038; 00-0095-0039; 00-0095-0040; 00-0095-0041; 00-0095-0042; 00-0095-0043

WHEN RECORDED, RETURN TO:

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

**NOTICE OF REINVESTMENT FEE COVENANT
FOR WASATCH PEAKS RANCH
A PRIVATE PLANNED RECREATIONAL COMMUNITY
(Plat 6A)**

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, 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, and that certain Sixth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded April 18, 2025 as Entry No. 168442 in Book 419 at Page 1388 (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 5 day of January, 2026.

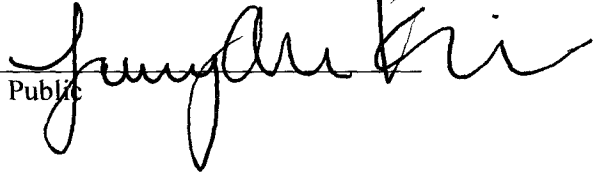
WASATCH PEAKS RANCH HOMEOWNERS
ASSOCIATION, INC., a Utah nonprofit
corporation

By 
Brian Nestoroff, its Vice President

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

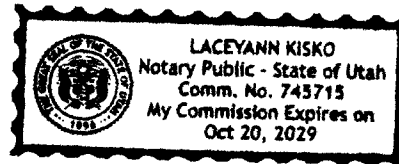
The foregoing instrument was acknowledged before me on the 5 day of January, 2026
by Brian Nestoroff as Vice President of Wasatch Peaks Ranch Homeowners Association,
Inc., a Utah nonprofit corporation.

Notary Public



My Commission Expires:

OCT 20, 2029



**EXHIBIT A
LEGAL DESCRIPTION OF THE
PROPERTY**

A PARCEL OF LAND LYING AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 1 EAST AND THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING EAST LINE OF PEAKS VIEW DRIVE AND THE NORTH LINE OF WASATCH PEAKS RANCH PLAT 5, RECORDED MAY 15, 2024 AS ENTRY NO. 165876 IN BOOK 409 ON PAGES 1359-1370 IN THE MORGAN COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING SOUTH 00°27'24" WEST 2189.29 FEET AND WEST 3497.15 FEET FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (1952 BLM BRASS CAP MONUMENT) AND RUNNING THENCE, ALONG SAID NORTH LINE OF WASATCH PEAKS RANCH PLAT 5 THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 84°48'12" WEST 50.00 FEET, 2) NORTH 80°18'00" WEST 437.48 FEET, 3) SOUTH 26°56'09" WEST 70.06 FEET, 4) SOUTH 67°49'41" WEST 159.20 FEET, 5) SOUTH 62°32'50" WEST 163.95 FEET; THENCE NORTH 54°52'00" WEST 233.81 FEET; THENCE NORTH 28°55'19" EAST 79.42 FEET; THENCE NORTH 15°07'14" EAST 129.36 FEET; THENCE NORTH 04°10'06" EAST 119.44 FEET; THENCE NORTH 05°57'48" WEST 74.91 FEET; THENCE NORTH 09°56'43" WEST 69.32 FEET; THENCE NORTH 13°10'12" WEST 215.21 FEET; THENCE NORTH 20°25'43" WEST 119.18 FEET; THENCE NORTH 07°49'34" WEST 119.24 FEET; THENCE NORTH 00°15'57" WEST 49.16 FEET; THENCE NORTH 09°55'05" EAST 58.44 FEET; THENCE NORTH 48°30'32" EAST 32.36 FEET; THENCE NORTH 40°06'40" WEST 60.47 FEET; THENCE NORTHWESTERLY 172.61 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°49'15", CHORD BEARS NORTH 29°42'03" WEST 171.66 FEET; THENCE NORTHWESTERLY 32.13 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°02'49", CHORD BEARS NORTH 65°18'49" WEST 28.78 FEET; THENCE SOUTH 68°39'46" WEST 86.58 FEET; THENCE SOUTHWESTERLY 104.25 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47°47'10", CHORD BEARS SOUTH 44°46'11" WEST 101.26 FEET; THENCE NORTH 69°07'23" WEST 50.00 FEET; THENCE NORTH 66°10'48" WEST 343.06 FEET; THENCE NORTH 36°48'14" WEST 365.71 FEET; THENCE NORTH 87°38'22" WEST 300.00 FEET; THENCE NORTH 03°15'46" EAST 674.18 FEET; THENCE NORTH 23°00'54" WEST 169.82 FEET; THENCE NORTH 28°00'01" EAST 515.28 FEET; THENCE NORTH 28°47'41" EAST 781.31 FEET; THENCE SOUTH 58°50'08" EAST 409.29 FEET; THENCE SOUTH 66°42'03" EAST 202.52 FEET; THENCE SOUTH 06°20'46" WEST 156.43 FEET; THENCE EASTERLY 300.14 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°45'23", CHORD BEARS SOUTH 72°18'34" EAST 296.07 FEET; THENCE SOUTH 55°55'53" EAST 195.40 FEET; THENCE EASTERLY 74.26 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°43'45", CHORD BEARS

SOUTH 84°17'45" EAST 71.26 FEET; THENCE NORTHERLY 33.44 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 95°47'56", CHORD BEARS NORTH 19°26'24" EAST 29.68 FEET; THENCE NORTH 29°20'31" WEST 21.25 FEET; THENCE NORTH 59°46'33" EAST 50.00 FEET; THENCE SOUTHERLY 374.32 FEET ALONG THE ARC OF A 740.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°58'58", CHORD BEARS SOUTH 15°43'58" EAST 370.35 FEET; THENCE SOUTH 01°14'29" EAST 485.33 FEET; THENCE SOUTHERLY 196.35 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45°00'03", CHORD BEARS SOUTH 23°44'30" EAST 191.34 FEET; THENCE SOUTH 46°14'32" EAST 65.24 FEET; THENCE SOUTHERLY 89.75 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°52'25", CHORD BEARS SOUTH 38°18'19" EAST 89.75 FEET; THENCE EASTERLY 28.80 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°30'19", CHORD BEARS SOUTH 71°37'17" EAST 26.38 FEET; THENCE SOUTH 22°52'26" EAST 50.00 FEET; THENCE SOUTHERLY 28.80 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°30'19", CHORD BEARS SOUTH 25°52'24" WEST 26.38 FEET; THENCE 56.97 FEET ALONG THE ARC OF A 325.00 FOOT REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°02'35", CHORD BEARS SOUTH 10°21'28" EAST 56.89 FEET; THENCE SOUTH 05°20'10" EAST 52.07 FEET; THENCE SOUTHERLY 64.05 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°59'26", CHORD BEARS SOUTH 01°50'27" EAST 64.01 FEET; THENCE SOUTH 01°39'16" WEST 52.96 FEET; THENCE SOUTHERLY 89.11 FEET ALONG THE ARC OF A 425.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°00'50", CHORD BEARS SOUTH 04°21'09" EAST 88.95 FEET; THENCE SOUTH 10°21'34" EAST 114.97 FEET; THENCE SOUTHERLY 124.58 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°02'03", CHORD BEARS SOUTH 19°52'35" EAST 124.01 FEET; THENCE SOUTH 29°23'37" EAST 62.98 FEET; THENCE SOUTHERLY 116.25 FEET ALONG THE ARC OF A 425.0 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°40'18", CHORD BEARS SOUTH 21°33'27" EAST 115.89 FEET; THENCE SOUTH 13°43'18" EAST 81.71 FEET; THENCE SOUTHERLY 86.73 FEET ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°05'47", CHORD BEARS SOUTH 16°16'12" EAST 86.70 FEET; THENCE SOUTH 18°49'06" EAST 153.67 FEET; THENCE SOUTHERLY 67.25 FEET ALONG THE ARC OF A 575.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°42'05", CHORD BEARS SOUTH 22°10'08" EAST 67.21 FEET; THENCE SOUTH 25°31'10" EAST 129.15 FEET; THENCE SOUTHERLY 260.04 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°10'42", CHORD BEARS SOUTH 01°34'11" WEST 250.46 FEET; THENCE SOUTH 28°39'32" WEST 195.45 FEET; THENCE SOUTHERLY 162.49 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33°51'20", CHORD BEARS SOUTH 11°43'52" WEST 160.14 FEET.

Parcel Nos.: 00-0095-0001; 00-0095-0002; 00-0095-0003; 00-0095-0004; 00-0095-0005; 00-

0095-0006; 00-0095-0007; 00-0095-0008; 00-0095-0009; 00-0095-0010; 00-0095-0011; 00-0095-0012; 00-0095-0013; 00-0095-0014; 00-0095-0015; 00-0095-0016; 00-0095-0017; 00-0095-0018; 00-0095-0019; 00-0095-0020; 00-0095-0021; 00-0095-0022; 00-0095-0023; 00-0095-0024; 00-0095-0025; 00-0095-0026; 00-0095-0027; 00-0095-0028; 00-0095-0029; 00-0095-0030; 00-0095-0031; 00-0095-0032; 00-0095-0033; 00-0095-0034; 00-0095-0035; 00-0095-0036; 00-0095-0037; 00-0095-0038; 00-0095-0039; 00-0095-0040; 00-0095-0041; 00-0095-0042; 00-0095-0043