



When Recorded Return to:

Wildflower Developer, LLC  
14034 S. 145 E., Suite 204  
Draper, UT 84020

ENT 17486-2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 11 05:15 PM FEE 514.00 BY AC  
RECORDED FOR WILDFLOWER DEVELOPER LLC

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## NOTICE OF REINVESTMENT FEE COVENANT

Village 4 Plats H-6A, H-6B, H-7 & J-3

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Pursuant to Utah Code § 57-1-46(6), the Wildflower Master Homeowners Association, Inc. ("Association") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "Burdened Property"), attached hereto, which is subject to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wildflower recorded with the Utah County Recorder September 8, 2022 as Entry No. 98539:2022, and any amendments or supplements thereto (the "Declaration").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by the Association's Board of Directors in accordance with Section 8.13 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). The amount of the reinvestment fee may be set forth in the Rules or through a Board resolution and shall be made available to all interested parties upon request to the Association. In no event, shall the reinvestment fee exceed the maximum rate permitted by applicable law.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES**  
owning, purchasing, or assisting with the closing of a Burdened Property conveyance within  
**Wildflower Village 4 Plats H-6A, H-6B, H-7 & J-3** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Wildflower Master Homeowners Association, Inc.  
14034 S. 145 E., Suite 204  
Draper, Utah 84020

The address and contact information of the beneficiary may change from time to time as updated on the Utah Department of Commerce Homeowner Association Registry

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual. The Association's members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. Please contact the Association for the amount of the Reinvestment Fee.

**IN WITNESS WHEREOF**, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Utah County Recorder.

DATED this 7<sup>th</sup> day of March, 2025.

**DECLARANT**  
**WILDFLOWER DEVELOPER, LLC**  
 a Utah limited liability company,

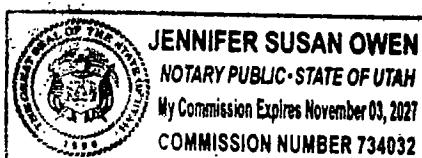
By: 

Name: Nathan Shipp

Its: Manager

STATE OF UTAH )  
 COUNTY OF Salt Lake ) ss.

On the 7<sup>th</sup> day of March, 2025, personally appeared before me  
Nathan Shipp who by me being duly sworn, did say that she/he is  
 an authorized representative of Wildflower Developer, LLC, and that the foregoing  
 instrument is signed on behalf of said company and executed with all necessary authority.



JENNIFER SUSAN OWEN  
 Notary Public

**EXHIBIT A**  
**(Legal Description)**

All of **WILDFLOWER VILLAGE 4 PLAT H-6A**, according to the official plat thereof, recorded in the office of the Utah County Recorder on December 5, 2024, as Entry No. 85583:2024.

**Parcel Numbers:** 69:053:2245 through 69:053:2317

All of **WILDFLOWER VILLAGE 4 PLAT H-6B**, according to the official plat thereof, recorded in the office of the Utah County Recorder on December 5, 2024, as Entry No. 85584:2024.

**Parcel Numbers:** 69:054:2236 through 69:054:2245

All of **WILDFLOWER VILLAGE 4 PLAT H-7**, according to the official plat thereof, recorded in the office of the Utah County Recorder on February 10, 2025, as Entry No. 9618:2025.

**Parcel Numbers:** 69:058:2316 through 69:058:2416

All of **WILDFLOWER VILLAGE 4 PLAT J-3**, according to the official plat thereof, recorded in the office of the Utah County Recorder on October 14, 2024, as Entry No. 70738:2024.

**Parcel Numbers:** 69:047:2116 through 69:047:2179