

WHEN RECORDED RETURN TO:

Oquirrh Wood Ranch, LLC  
14034 S. 145 E. Ste. 204  
Draper, UT 84020

---

**NOTICE OF REINVESTMENT FEE COVENANT**

(Firefly Master Association – NPA 8 Ph. A Plat 6)

---

Pursuant to Utah Code § 57-1-46(6), the Firefly Master Association (“**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 Master Declaration of Covenants, Conditions, and Restrictions for Firefly recorded with the Utah County Recorder on May 20, 2024 as Entry No. 33096:2024, 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 Section 8.14 of the Declaration (as may be amended), 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. The Burdened Property is part of a Large Master Planned Development, and the reinvestment fee may be assessed accordingly for such project type.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the **FIREFLY** master planned development that:

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

Firefly Master Association  
14034 South 145 East, Suite 204  
Draper, UT 84020

The address of the beneficiary may change from time to time as updated on the Utah Department of Commerce Homeowner Associations 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 day of March, 2025.

**DECLARANT**

**OQUIRRH WOOD RANCH, LLC**

a Utah limited liability company,

By: [Signature]

Name: DAVID VITEK

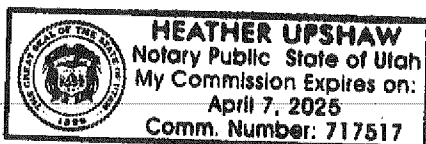
Its: RESIDENT

STATE OF UTAH

COUNTY OF Salt Lake ss.

On the 7 day of March, 2025, personally appeared before me David Vitek who by me being duly sworn, did say that she/he is an authorized representative of Oquirrh Wood Ranch, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]  
Notary Public



**EXHIBIT A**  
**LEGAL DESCRIPTION**

All of **FIREFLY NPA 8 PHASE A PLAT 6**, according to the official plat filed in the office of the Utah County Recorder.

Including Lots 601 through 672

More particularly described as:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, AND THE SOUTHEAST QUARTER OF SECTION 17, AND THE NORTHEAST QUARTER OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF FIREFLY NPA 8 PHASE A PLAT 1, DESCRIBED IN ENTRY NUMBER 84114:2023, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, BEING LOCATED S89°30'12"E ALONG THE SECTION LINE 1830.61 FEET AND SOUTH 131.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE N56°54'14"E ALONG THE SOUTHEASTERLY LINE OF SAID PLAT 168.81 FEET TO THE SOUTHEAST CORNER OF FIREFLY NPA 8 PHASE A PLAT 4, DESCRIBED IN ENTRY NUMBER 61512:2024, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PLAT THE FOLLOWING EIGHT (8) COURSES: N17°29'41"E 19.53 FEET; THENCE N55°57'58"E 95.00 FEET; THENCE N52°49'30"E 59.08 FEET; THENCE N55°45'45"E 109.63 FEET; THENCE N06°36'02"E 22.51 FEET; THENCE N54°49'15"E 95.51 FEET; THENCE N52°39'37"E 59.04 FEET; THENCE N54°42'49"E 269.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 59.02 FEET WITH A RADIUS OF 1459.50 FEET THROUGH A CENTRAL ANGLE OF 02°19'01", CHORD: S34°07'41"E 59.02 FEET; THENCE S32°58'10"E 264.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 21.91 FEET WITH A RADIUS OF 14.00 FEET THROUGH A CENTRAL ANGLE OF 89°39'14", CHORD: S77°47'47"E 19.74 FEET; THENCE N57°22'35"E 0.53 FEET; THENCE S32°37'24"E 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 22.08 FEET WITH A RADIUS OF 14.00 FEET THROUGH A CENTRAL ANGLE OF 90°20'46", CHORD: S12°12'13"W 19.86 FEET; THENCE S32°58'10"E 343.15 FEET; THENCE S57°01'50"W 59.00 FEET; THENCE S59°08'12"W 91.73 FEET; THENCE S76°17'57"W 27.04 FEET; THENCE S59°02'06"W 95.28 FEET; THENCE S60°31'44"W 13.50 FEET; THENCE S45°26'44"W 33.18 FEET; THENCE S60°57'39"W 233.50 FEET; THENCE S57°31'30"W 59.11 FEET; THENCE S61°11'56"W 233.50 FEET; THENCE S58°51'57"W 32.03 FEET; THENCE S61°19'34"W 13.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 189.30 FEET WITH A RADIUS OF 573.50 FEET THROUGH A CENTRAL ANGLE OF 18°54'43", CHORD: N38°07'47"W 188.44 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 320.05 FEET WITH A RADIUS OF 626.50 FEET THROUGH A CENTRAL ANGLE OF 29°16'11", CHORD: N32°57'03"W 316.58 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 147.94 FEET WITH A RADIUS OF 573.50 FEET THROUGH A CENTRAL ANGLE OF 14°46'49", CHORD: N25°42'22"W 147.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±14.63 ACRES

**Parcel Numbers:**      **Not Yet Assigned**