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WHEN RECORDED RETURN TO:

Edge Gardner Point, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020



ENT 21750=2024 PG 1 of 6  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Apr 4 11:11 AM FEE 188.00 BY TH  
RECORDED FOR LEHI CITY

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**NOTICE OF REINVESTMENT FEE COVENANT**

(Gardner Point Condominium Association – Phase 5  
Plats Z-FF)

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Pursuant to Utah Code § 57-1-46(6), the Gardner Point Condominium 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 Declaration of Condominium for Gardner Point Condominiums recorded with the Utah County Recorder on November 4, 2021 as Entry No. 187578:2021, and any amendments or supplements thereto (the “**Declaration**”).

The Master Declaration of Covenants, Conditions, and Restrictions for Gardner Point recorded with the Utah County Recorder (“**Master Declaration**”) contains a Reinvestment Fee Covenant in its Section 5.16 that permits the Association to assess a fee to transferees of any of the Burdened Property subject to the Master Declaration. The reinvestment fee amount payable to the Association shall be established by the Board of Directors in the Association’s Rules. The amount of the reinvestment fee shall be made available to all interested parties upon request to the Association.

**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 **Gardner Point Condominium** subdivision that:

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

Gardner Point Condominium Association  
12227 Business Park Dr., Suite 200  
Draper, UT 84020

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

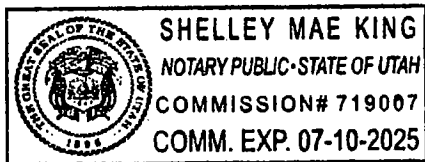
of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

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.

**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 1 day of March, 2024.



**DECLARANT**  
**EDGE GARDNER POINT, LLC**  
a Utah limited liability company,

By: Steve Maddox

Name: Steve Maddox

Its: Manager

STATE OF UTAH                    )  
                                          ) ss.  
COUNTY OF Utah            )

On the 1 day of March, 2024, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Gardner Point, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King  
Notary Public

**EXHIBIT A**  
**SUBJECT PROPERTY**  
**(Legal Descriptions)**

The Subject Property includes all land in the Gardner Point Phase 5 Plat and Gardner Point Phase 6 Plat, including the areas shown on the plat to be developed and improved for single family homes and the area to be developed and improved as townhomes, all of which is described as follows:

**GARDNER POINT PHASE 5 PLAT 'Z' CONDOMINIUM**

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 1,139.78 feet and South 1195.03 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 18.63 feet along the arc of a 12.00 foot radius curve to the right (center bears South 00°47'29" West and the chord bears South 44°43'21" East 16.82 feet with a central angle of 88°58'21");  
 thence South 00°13'57" East 72.80 feet;  
 thence Southwesterly 12.63 feet along the arc of a 24.00 foot radius curve to the right (center bears North 30°11'07" West and the chord bears South 74°53'16" West 12.48 feet with a central angle of 30°08'47");  
 thence South 89°57'40" West 148.41 feet;  
 thence North 05°59'06" East 88.49 feet;  
 thence North 89°57'40" East 139.11 feet to the point of beginning.

Contains 13,657 Square Feet or 0.314 Acres.

**GARDNER POINT PHASE 5 PLAT 'AA' CONDOMINIUM**

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 845.74 feet and South 1168.85 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 145.71 feet along the arc of a 477.00 feet radius curve to the left (center bears North 17°27'48" East and the chord bears South 81°17'15" East 145.14 feet with a central angle of 17°30'07");  
 thence South 05°58'58" West 88.49 feet;  
 thence Northwesterly 170.89 feet along the arc of a 569.00 feet radius curve to the right (center bears North 00°02'20" West and the chord bears North 81°26'06" West 170.25 feet with a central angle of 17°12'27");  
 thence Northwesterly 22.49 feet along the arc of a 24.00 feet radius curve to the right (center bears North 17°10'07" East and the chord bears North 45°59'09" West 21.68 feet with a central angle of 53°41'29");  
 thence Northeasterly 36.90 feet along the arc of a 1,433.84 feet radius curve to the left (center bears North 48°43'32" West and the chord bears North 40°32'13" East 36.90 feet with a central angle of 01°28'29");  
 thence Northeasterly 49.00 feet along the arc of a 175.00 feet radius curve to the left (center bears North 50°13'12" West and the chord bears North 31°45'30" East 48.84 feet with a central angle of 16°02'36") to the point of beginning.

Contains 14,919 square feet or 0.342 acres.

**GARDNER POINT PHASE 5 PLAT 'BB' CONDOMINIUM,**

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 962.35 feet and South 1308.12 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 29.12 feet along the arc of a 595.00 foot radius curve to the left (center bears North 02°45'55" East and the chord bears South 88°38'13" East 29.12 feet with a central angle of 02°48'15");  
 thence North 89°57'40" East 148.92 feet;  
 thence Southeasterly 12.21 feet along the arc of a 24.00 foot radius curve to the right (center bears South 00°32'54" West and the chord bears South 74°52'21" East 12.08 feet with a central angle of 29°09'31");  
 thence South 00°13'57" East 80.95 feet;  
 thence North 89°59'57" West 160.85 feet;  
 thence Northwesterly 29.00 feet along the arc of a 679.00 foot radius curve to the right (center bears North 00°02'20" West and the chord bears North 88°48'56" West 28.99 feet with a central angle of 02°26'49");  
 thence North 00°07'16" West 84.09 feet to the point of beginning.

Contains 15,937 Square Feet or 0.366 Acres.

**GARDNER POINT PHASE 5 PLAT 'CC' CONDOMINIUM**

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 962.35 feet and South 1308.12 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°07'16" East 84.09 feet;  
 thence Northwesterly 245.37 feet along the arc of a 679.00 foot radius curve to the right (center bears North 02°24'29" East and the chord bears North 77°14'23" West 244.03 feet with a central angle of 20°42'17");  
 thence Northeasterly 61.74 feet along the arc of a 1,440.33 foot radius curve to the left (center bears North 43°40'26" West and the chord bears North 45°05'53" East 61.73 feet with a central angle of 02°27'21");  
 thence North 46°06'36" West 15.50 feet;  
 thence Northwesterly 3.20 feet along the arc of a 3.00 foot radius curve to the right (center bears North 43°53'24" East and the chord bears North 15°34'09" West 3.05 feet with a central angle of 61°04'55");  
 thence Northeasterly 32.12 feet along the arc of a 24.00 foot radius curve to the right (center bears South 56°22'03" East and the chord bears North 71°58'09" East 29.77 feet with a central angle of 76°40'26");  
 thence Southeasterly 182.16 feet along the arc of a 595.00 foot radius curve to the left (center bears North 20°18'22" East and the chord bears South 78°27'51" East 181.45 feet with a central angle of 17°32'27") to the point of beginning.

Contains 18,168 Square Feet or 0.417 Acres.

### GARDNER POINT PHASE 5 PLAT 'DD' CONDOMINIUM

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 641.39 feet and South 1231.05 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Northeasterly 151.55 feet along the arc of a 1,305.85 foot radius curve to the left (center bears North 44°16'07" West and the chord bears North 42°24'24" East 151.47 feet with a central angle of 06°38'58");

thence Southeasterly 87.67 feet along the arc of a 477.00 foot radius curve to the left (center bears North 32°34'26" East and the chord bears South 62°41'30" East 87.55 feet with a central angle of 10°31'50");

thence Southwesterly 35.77 feet along the arc of a 137.00 foot radius curve to the right (center bears North 65°09'21" West and the chord bears South 32°19'24" West 35.67 feet with a central angle of 14°57'30");

thence Southwesterly 144.46 feet along the arc of a 1,395.85 foot radius curve to the right (center bears North 50°11'51" West and the chord bears South 42°46'02" West 144.39 feet with a central angle of 05°55'46");

thence North 44°15'39" West 90.01 feet to the point of beginning.

Contains 14,787 Square Feet or 0.339 Acres.

All of GARDNER POINT PHASE 5 PLAT 'EE' CONDOMINIUM, according to the official plat filed in the office of the Utah County Recorder.

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 641.39 feet and South 1231.05 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 44°15'39" East 90.01 feet;

thence Southwesterly 160.75 feet along the arc of a 1,395.85 feet radius curve to the right (center bears North 44°16'05" West and the chord bears South 49°01'52" West 160.66 feet with a central angle of 06°35'54");

thence North 35°37'01" West 90.07 feet;

thence Northeasterly 147.17 feet along the arc of a 1,305.85 feet radius curve to the left (center bears North 37°48'41" West and the chord bears North 48°57'36" East 147.09 feet with a central angle of 06°27'26") to the point of beginning.

Contains 13,858 square feet or 0.318 acres.

All of **GARDNER POINT PHASE 5 PLAT 'FF' CONDOMINIUM**, according to the official plat filed in the office of the Utah County Recorder.

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 492.88 feet and South 1,509.69 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence **Northeasterly 75.76 feet along the arc of a 1,433.85 foot radius curve to the left (center bears North 32°08'59" West and the chord bears North 56°20'12" East 75.75 feet with a central angle of 03°01'38");**

thence **Southeasterly 25.20 feet along the arc of a 27.00 foot radius curve to the right (center bears South 28°48'15" West and the chord bears South 34°27'38" East 24.29 feet with a central angle of 53°28'14");**

thence **South 79°11'14" West 18.00 feet;**

thence **Southeasterly 28.09 feet along the arc of a 938.34 foot radius curve to the right (center bears South 79°09'30" West and the chord bears South 09°59'03" East 28.09 feet with a central angle of 01°42'55");**

thence **North 80°50'25" East 18.00 feet;**

thence **Southeasterly 152.18 feet along the arc of a 958.00 foot radius curve to the right (center bears South 80°52'17" West and the chord bears South 04°34'40" East 152.02 feet with a central angle of 09°06'07");**

thence **Southwesterly 25.14 feet along the arc of a 16.00 foot radius curve to the right (center bears South 89°58'23" West and the chord bears South 44°59'12" West 22.63 feet with a central angle of 90°01'37");**

thence **West 59.01 feet;**

thence **Northwesterly 18.95 feet along the arc of a 12.00 foot radius curve to the right (center bears North 00°00'06" East and the chord bears North 44°45'44" West 17.04 feet with a central angle of 90°28'21");**

thence **Northwesterly 150.19 feet along the arc of a 871.00 foot radius curve to the left (center bears North 89°46'21" West and the chord bears North 04°42'45" West 150.00 feet with a central angle of 09°52'46");**

thence **Northeasterly 14.14 feet along the arc of a 12.00 foot radius curve to the right (center bears North 80°20'53" East and the chord bears North 24°05'57" East 13.33 feet with a central angle of 67°30'08") to the point of beginning.**

**Contains 16,393 Square Feet or 0.376 Acres**