

**NOTICE OF REINVESTMENT FEE COVENANT**  
(Pursuant to Utah Code Ann. § 57-1-46)

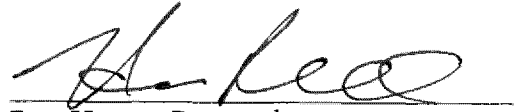
This instrument is a notice of reinvestment fee covenant (“Notice”) that satisfies the requirements of Utah Code Ann. § 57-1-46 (6) (2010). The beneficiary-association hereunder described is governed by the Amended, Restated, and Consolidated Declaration of Covenants, Conditions, & Restrictions for the Heron Hills & Secret Springs Subdivisions to be Henceforth Known as Heron Hills, recorded with the Utah County Recorder (the “Declaration”). This Notice serves as notice of a reinvestment fee covenant (the “Reinvestment Fee Covenant”) that was recorded on this property previously as contained in the Declaration at Article III, Section 3.13. Unless otherwise defined herein, all capitalized terms shall have the same meaning as in the Declaration.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

1. The name of the beneficiary under the above referenced reinvestment fee covenant is the Heron Hills Homeowners Association. The current address for the Association’s legal counsel is Scott Welker at Miller Harrison, LLC, 5292 So. College Dr., Murray, Utah 84123; Phone: (801) 692-0799. E-mail: [swelker@millersharrisonlaw.com](mailto:swelker@millersharrisonlaw.com). If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce Division of Corporations.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land contained in the Project, all phases belonging to the Association, including, but not limited to, the property described in Exhibit A along with any Expansion Property that may be added, and to bind successors in interest and assigns. The duration of the Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of the same if duly approved by the Association pursuant to the Declaration.
3. As of the date of this Notice, a reinvestment fee is due at settlement for each unit at an amount equal to the lesser of \$1,000 or .5% of the value of the subject property, unless a different amount is adopted by the Association’s Board of Directors. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. However, the existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the development and maintenance of the common property including recreational facilities.

DATE: December 7<sup>th</sup>, 2023

**Heron Hills Homeowners Association, Inc.**


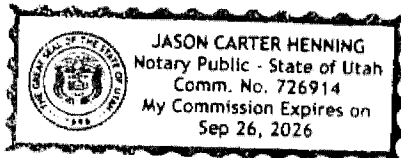


By: Hyrum Rommel

Its: *Heron Hills HOA Committee Member*

STATE OF UTAH                    )  
  :SS  
SALT LAKE COUNTY            )

The foregoing signatory personally appeared and executed this instrument before me on this  
7 day of December, 2023.

  
Notary Public

**EXHIBIT A  
LEGAL DESCRIPTION**

Lots 101-115, inclusive and Parcels A and B, HERON HILLS PLAT “A” SUBDIVISION, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder;

Lots 201-217, inclusive and Parcels A, B, and C, HERON HILLS PLAT “B” SUBDIVISION, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder;

Lots 301-321, inclusive and Parcel, A and B, HERON HILLS PLAT “C” SUBDIVISION, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder;

Lots 401-404, inclusive, HERON HILLS PLAT “D” SUBDIVISION, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder;

Lots 501-508, inclusive, HERON HILLS PLAT “E” SUBDIVISION, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder;

Lots 601-615, inclusive and Parcels A and B, HERON HILLS PLAT “F” SUBDIVISION, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder;

Lots 701-731, inclusive, HERON HILLS PLAT “G” SUBDIVISION, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder;

Lots 801-816, inclusive and Parcel A, HERON HILLS PLAT “H” SUBDIVISION, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder;

Lots 101-114, inclusive and Parcels A and B, SECRET SPRINGS PLAT “A” SUBDIVISION, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder – vacating Lot 25, LAKE MOUNTAIN ESTATES PLAT B;

Including the following parcels:

41:815:0101	41:842:0212	41:874:0321	68:025:0615	68:023:0726	66:841:0106
41:815:0102	41:842:0213	41:874:0323	68:025:0616	68:023:0727	66:841:0107
41:815:0103	41:842:0214	41:875:0401	68:025:0617	68:023:0728	66:841:0108
41:815:0104	41:842:0215	41:875:0402	68:023:0701	68:023:0729	66:841:0109
41:815:0105	41:842:0216	41:875:0403	68:023:0702	68:023:0730	66:841:0110
41:815:0106	41:842:0217	41:875:0404	68:023:0703	68:023:0731	66:841:0111
41:815:0107	41:842:0219	41:967:0501	68:023:0704	68:024:0801	66:841:0112
41:815:0108	41:842:0220	41:967:0502	68:023:0705	68:024:0802	66:841:0113
41:815:0109	41:874:0301	41:967:0503	68:023:0706	68:024:0803	66:841:0114
41:815:0110	41:874:0302	41:967:0504	68:023:0707	68:024:0804	66:841:0115
41:815:0111	41:874:0303	41:967:0506	68:023:0708	68:024:0805	66:841:0116
41:815:0112	41:874:0304	41:967:0507	68:023:0709	68:024:0806	

41:815:0113	41:874:0305	41:967:0508	68:023:0710	68:024:0807
41:815:0114	41:874:0306	68:025:0505	68:023:0711	68:024:0808
41:815:0115	41:874:0307	68:025:0601	68:023:0712	68:024:0809
41:815:0116	41:874:0308	68:025:0602	68:023:0713	68:024:0810
41:815:0117	41:874:0309	68:025:0603	68:023:0714	68:024:0811
41:842:0201	41:874:0310	68:025:0604	68:023:0715	68:024:0812
41:842:0202	41:874:0311	68:025:0605	68:023:0716	68:024:0813
41:842:0203	41:874:0312	68:025:0606	68:023:0717	68:024:0814
41:842:0204	41:874:0313	68:025:0607	68:023:0718	68:024:0815
41:842:0205	41:874:0314	68:025:0608	68:023:0719	68:024:0816
41:842:0206	41:874:0315	68:025:0609	68:023:0720	68:024:0817
41:842:0207	41:874:0316	68:025:0610	68:023:0721	66:841:0101
41:842:0208	41:874:0317	68:025:0611	68:023:0722	66:841:0102
41:842:0209	41:874:0318	68:025:0612	68:023:0723	66:841:0103
41:842:0210	41:874:0319	68:025:0613	68:023:0724	66:841:0104
41:842:0211	41:874:0320	68:025:0614	68:023:0725	66:841:0105