

When Recorded Return to:

DCP Saratoga, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

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## NOTICE OF REINVESTMENT FEE COVENANT

(The Ridge Plat C)

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Pursuant to Utah Code § 57-1-46(6), the Mt. Saratoga Master Association, Inc., a Utah non-profit corporation (the “Association”), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the “Burdened Property”), attached hereto, and any additional land that is annexed into and made subject to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga, that was recorded July 10, 2018, as Entry No. 64461:2018, in the records of Utah County, 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 is required to pay a reinvestment fee determined by the Association’s Board of Directors in accordance with Article V, Section 5.15 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8).

**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 Ridge at Mt. Saratoga** that:

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

Mt. Saratoga Master Association, Inc.  
187 West Main St.  
Lehi, UT 84043

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 undersigned 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 November, 2019.

**Declarant**

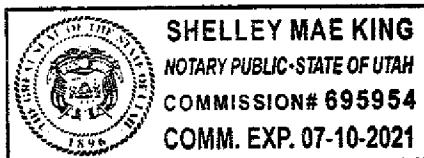
Edge Times Utah, LLC  
a Utah limited liability company

By: Steve Maddox  
Its: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 7 day of November, 2019, personally appeared before me  
Steve Maddox who by me being duly sworn, did say that she/he is an authorized  
representative of Edge Times Utah 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

## (Legal Description)

All of **The Ridge at Mt. Saratoga Plat C**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots: 301 through 319

More particularly described as:

A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N88°57'29"W ALONG THE SECTION LINE 1476.49 FEET AND SOUTH 41.08 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S59°53'19"E 100.01 FEET; THENCE S63°56'10"E 56.10 FEET; THENCE S59°17'48"E 127.62 FEET; THENCE S30°42'12"W 80.00 FEET; THENCE S60°50'16"E 131.29 FEET; THENCE S36°39'50"E 205.10 FEET; THENCE S50°51'55"E 80.15 FEET; THENCE S59°53'19"E 80.00 FEET; THENCE S30°06'41"W 275.34 FEET; THENCE N59°53'19"W 112.72 FEET; THENCE ALONG THE ARC OF A 1538.50 FOOT RADIUS CURVE TO THE LEFT 186.30 FEET THROUGH A CENTRAL ANGLE OF 6°56'17" (CHORD: N63°21'28"W 186.19 FEET); THENCE ALONG THE ARC OF A 461.50 FOOT RADIUS CURVE TO THE RIGHT 170.61 FEET THROUGH A CENTRAL ANGLE OF 21°10'54" (CHORD: N56°14'09"W 189.84 FEET); THENCE N45°38'43"W 184.67 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 24.70 FEET THROUGH A CENTRAL ANGLE OF 94°20'56" (CHORD: N1°31'46"E 22.00 FEET); THENCE N47°57'28"W 56.38 FEET; THENCE N48°42'14"E 70.34 FEET; THENCE ALONG THE ARC OF A 572.00 FOOT RADIUS CURVE TO THE LEFT 123.56 FEET THROUGH A CENTRAL ANGLE OF 12°22'38" (CHORD: N42°30'55"E 123.32 FEET); THENCE N53°01'32"W 96.70 FEET; THENCE N29°26'00"E 169.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.87 ACRES  
# OF LOTS: 19

Parcel Numbers not yet assigned