



ENT 30313:2024 P6 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 9 02:09 PM FEE 40.00 BY AR
RECORDED FOR PAYSON CITY

NOTICE OF REINVESTMENT FEE COVENANT

(Arrowhead Ranch Homeowners Association, Inc.)

Pursuant to Utah Code § 57-1-46(6), Declarant Arrowhead Ranch, LLC, on behalf of Arrowhead Ranch 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 Declaration of Covenants, Conditions, and Restrictions for Arrowhead Ranch recorded in the office of the Utah County Recorder, 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, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). 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 **Arrowhead Ranch** that:

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

Arrowhead Ranch Homeowners Association, Inc.
c/o Mihi Management
10718 Beckstead Lane, Ste 201/Office 1
South Jordan, UT 84095
info@mihimanage.com

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 unless otherwise amended.

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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

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

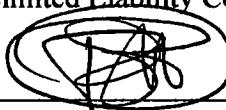
7. For the amount of the Reinvestment Fee owed, please contact the Association.

[SIGNATURE ON FOLLOWING PAGE]

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 24th day of April, 2024.

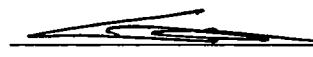
DECLARANT
Arrowhead Ranch, LLC
 A Utah Limited Liability Company



By: Ross Holliday
 Its: Manager

STATE OF UTAH)
) ss.
 COUNTY OF Salt Lake)

On the 24th day of April, 2024, personally appeared before me
Ross Holliday who by me being duly sworn, did say that she/he is an
 authorized representative of Arrowhead Ranch, LLC and that the foregoing instrument is signed
 on behalf of said entity and executed with all necessary authority.

Notary Public

Exhibit A

Legal Description

Tax Parcel No. 30-009-0037:

COM N 419.92 FT & W 1627.78 FT FR SE COR. SEC. 3, T9S, R2E, SLB&M.; N 0 DEG 46' 35" E 1421.58 FT; W 728.98 FT; S 88 DEG 58' 46" W 181.62 FT; S 88 DEG 55' 53" W 1177.89 FT; S 89 DEG 0' 15" W 1794.45 FT; S 43 DEG 18' 25" W 47.57 FT; N 89 DEG 0' 28" E 1827.5 FT; S 1 DEG 21' 3" E 493.07 FT; S 2 DEG 15' 23" W 856.37 FT; S 89 DEG 37' 53" E 2090.71 FT TO BEG. AREA 68.564 AC.

Tax Parcel No. 30-009-0118:

COM N 0 DEG 28' 24" W 2.96 FT & E 701.57 FT & S 43 DEG 17' 32" W 87.74 FT FR W 1/4 COR. SEC. 3, T9S, R2E, SLB&M.; S 46 DEG 42' 28" E 37.58 FT; ALONG A CURVE TO R (CHORD BEARS: S 89 DEG 19' 30" E 20.64 FT, RADIUS = 14 FT); S 41 DEG 49' 30" E 22.29 FT; S 56 DEG 44' 26" E 31.31 FT; ALONG A CURVE TO L (CHORD BEARS: S 51 DEG 22' 59" E 15.73 FT, RADIUS = 233 FT); ALONG A CURVE TO L (CHORD BEARS: S 67 DEG 46' 48" E 107.56 FT, RADIUS = 288.87 FT); S 74 DEG 38' 45" E 43.31 FT; N 89 DEG 1' 33" E 85.3 FT; ALONG A CURVE TO R (CHORD BEARS: S 45 DEG 58' 27" E 19.8 FT, RADIUS = 14 FT); N 89 DEG 1' 33" E 58 FT; ALONG A CURVE TO R (CHORD BEARS: N 44 DEG 1' 33" E 19.8 FT, RADIUS = 14 FT); N 89 DEG 1' 33" E 211.02 FT; ALONG A CURVE TO R (CHORD BEARS: S 45 DEG 58' 27" E 19.8 FT, RADIUS = 14 FT); N 87 DEG 25' 42" E 58.02 FT; ALONG A CURVE TO R (CHORD BEARS: N 42 DEG 55' 40" E 19.42 FT, RADIUS = 14 FT); N 86 DEG 49' 46" E 56.58 FT; S 0 DEG 58' 27" E 661.78 FT; S 89 DEG 1' 33" W 56 FT; ALONG A CURVE TO R (CHORD BEARS: N 45 DEG 58' 27" W 19.8 FT, RADIUS = 14 FT); S 89 DEG 1' 33" W 58 FT; ALONG A CURVE TO R (CHORD BEARS: S 44 DEG 1' 33" W 19.8 FT, RADIUS = 14 FT); S 89 DEG 1' 33" W 491.56 FT; ALONG A CURVE TO R (CHORD BEARS: N 45 DEG 58' 27" W 19.8 FT, RADIUS = 14 FT); S 89 DEG 1' 33" W 58 FT; ALONG A CURVE TO L (CHORD BEARS: S 44 DEG 1' 33" W 19.8 FT, RADIUS = 14 FT); S 89 DEG 1' 33" W 541.48 FT; ALONG A CURVE TO R (CHORD BEARS: N 68 DEG 47' 1" W 53.63 FT, RADIUS = 71 FT); N 46 DEG 35' 35" W 88.71 FT; ALONG A CURVE TO R (CHORD BEARS: N 1 DEG 42' 32" W 19.76 FT, RADIUS = 14 FT); N 46 DEG 42' 28" W 39.45 FT; N 43 DEG 17' 32" E 913.65 FT TO BEG. AREA 18.275 AC.

Tax Parcel No. 30-009-0119:

COM N 0 DEG 28' 24" W 2.96 FT & E 701.57 FT FR W 1/4 COR. SEC. 3, T9S, R2E, SLB&M.; N 89 DEG 49' 31" E 764.53 FT; N 89 DEG 52' 3" E 669.67 FT; N 89 DEG 29' 8" E 303.02 FT; N 88 DEG 48' 5" E 547.41 FT; N 88 DEG 50' 14" E 786.17 FT; S 0 DEG 46' 35" W 840.03 FT; S 88 DEG 58' 46" W 912.07 FT; S 88 DEG 55' 53" W 1177.89 FT; S 89 DEG 0' 15" W 1794.45 FT; N 43 DEG 17' 32" E 201.24 FT; S 46 DEG 42' 28" E 39.45 FT; ALONG A CURVE TO L (CHORD BEARS: S 1 DEG 42' 32" E 19.76 FT, RADIUS = 14 FT); S 46 DEG 35' 35" E 88.71 FT; ALONG A CURVE TO L (CHORD BEARS: S 68 DEG 47' 1" E 53.63 FT, RADIUS = 71 FT); N 89 DEG 1' 33" E 541.48 FT; ALONG A CURVE TO R (CHORD BEARS: N 44 DEG 1' 33" E 19.8 FT, RADIUS = 14 FT); N 89 DEG 1' 33" E 58 FT; ALONG A CURVE TO L (CHORD BEARS: S 45 DEG 58' 27" E 19.8 FT, RADIUS = 14 FT); N 89 DEG 1' 33" E 491.56 FT; ALONG A CURVE TO L (CHORD BEARS: N 44 DEG 1' 33" E 19.8 FT, RADIUS = 14 FT); N 89 DEG 1' 33" E 58 FT; ALONG A CURVE TO L (CHORD BEARS: S 45 DEG 58' 27" E 19.8 FT, RADIUS = 14 FT); N 89 DEG 1' 33" E 56 FT; N 0 DEG 58' 27" W 661.78 FT; S 86 DEG 49' 46" W 56.58 FT; ALONG A CURVE TO L (CHORD BEARS: S 42 DEG 55' 40" W 19.42 FT, RADIUS = 14 FT); S 87 DEG 25' 42" W 58.02 FT; ALONG A CURVE TO L (CHORD BEARS: N 45 DEG 58' 27" W 19.8 FT, RADIUS = 14 FT); S 89 DEG 1' 33" W 211.02 FT; ALONG A CURVE TO L (CHORD BEARS: S 44 DEG 1' 33" W 19.8 FT, RADIUS = 14 FT); S 89 DEG 1' 33" W 58 FT; ALONG A CURVE TO L (CHORD BEARS: N 45 DEG 58' 27" W 19.8 FT, RADIUS = 14 FT); S 89 DEG 1' 33" W 85.3 FT; N 74 DEG 38' 45" W 43.31 FT; ALONG A CURVE TO R (CHORD BEARS: N 67 DEG 46' 48" W 107.56 FT, RADIUS = 288.87 FT); ALONG A CURVE TO R (CHORD BEARS: N 51 DEG 22' 59" W 15.73 FT, RADIUS = 233 FT); N 56 DEG 44' 26" W 31.31 FT; N 41 DEG 49' 30" W 22.29 FT; ALONG A CURVE TO L (CHORD BEARS: N 89 DEG 19' 30" W 20.64 FT, RADIUS = 14 FT); N 46 DEG 42' 28" W 37.58 FT; N 43 DEG 17' 32" E 87.74 FT TO BEG. AREA 49.209 AC.