

WHEN RECORDED, RETURN TO:
Blake D. Johnson
SMITH KNOWLES, P.C.
2225 Washington Boulevard, Suite 200
Ogden, Utah 84401

NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of 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) and serves as a record notice for that certain reinvestment fee covenant (the "Reinvestment Fee Covenant") that was duly approved and recorded on January 18, 2019 as Entry No. 3139430 against the Property within the Amended and Restated Supplemental Declaration of Covenants, Conditions & Restrictions of the Deer Cove Subdivision in Davis County, Utah, as amended ("Amended Declaration").

This Reinvestment Fee Covenant hereby replaces and supersedes the prior Notice of Reinvestment Fee Covenant recorded in the Davis County Recorder's Office on May 28, 2010, as Entry No. 2531391, rendering it of no further force and effect.

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

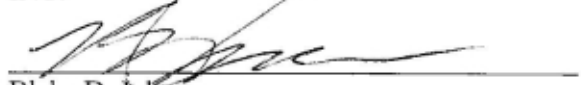
1. The name and address of the beneficiary under the above referenced Reinvestment Fee Covenant is Fruit Heights Hidden Springs Deer Cove Sub-Homeowners Association, Inc., c/o Intermountain Association Management, 561 W 200 S. Salt Lake City, UT 84101. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 Property described in Exhibit "A" and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination of such Reinvestment Fee Covenant after the vote and approval of in accordance with the Declaration.

3. As of the date of this Notice, and subject to modification from time to time, the amount of one-half of one percent (0.5%) of the sales price shall be charged, unless a lesser amount is approved 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. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the maintenance of the Association facilities and/or Association expenses.

DATED: June 17th, 2019.


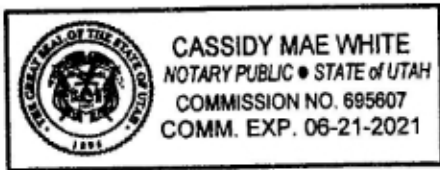
FRUIT HEIGHTS HIDDEN SPRINGS DEER
COVE SUB-HOMEOWNERS ASSOCIATION,
INC.



Blake D. Johnson
Attorney and Authorized Agent for
Fruit Heights Hidden Springs Deer Cove Sub-
Homeowners Association, Inc.

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

Blake D. Johnson, being first duly sworn, says that he is the attorney and authorized agent for Fruit Heights Hidden Springs Deer Cove Sub-Homeowners Association, Inc., is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.



Notary Public

Exhibit "A"
Legal Description

Parcel 1:

BEGINNING AT A POINT WHICH IS N00°02'53"W 313.37 FEET AND S89°57'07"W 777.21 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N49°31'42"W 58.81 FEET; THENCE S47°30'49"W 18.39 FEET; THENCE N42°29'11"W 73.37 FEET; THENCE N68°30'21"W 129.02 FEET; THENCE S89°57'34"W 97.21 FEET; THENCE N17°49'17"E 52.01 FEET; THENCE N55°20'50"E 189.66 FEET; THENCE N50°41'28"E 48.20 FEET; THENCE N11°15'03"E 63.89 FEET; THENCE N27°33'00"E 174.79 FEET; THENCE N89°25'39"E 26.00 FEET; THENCE S23°36'07"E 108.45 FEET; THENCE S45°04'54"E 62.46 FEET; THENCE N83°18'27"E 296.94 FEET; THENCE N43°37'46"E 156.48 FEET; THENCE N25°49'05"W 160.31 FEET; THENCE N45°18'33"E 149.09 FEET; THENCE N26°40'00"E 205.69 FEET; THENCE S69°53'00"E 289.89 FEET; THENCE S03°13'00"W 375.00 FEET; THENCE S71°03'00"E 370.74 FEET; THENCE N12°08'00"E 600.60 FEET; THENCE N86°17'45"E 132.38 FEET THENCE S09°53'13" 0.81 FEET; THENCE SOUTHWESTERLY 52.16 FEET ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS S05°50'36"W 51.51 FEET; THENCE S21°34'26"W 520.07 FEET; THENCE SOUTHWESTERLY 101.57 FEET ALONG THE ARC OF A 124.65 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS S44°55'00"W 98.78 FEET; THENCE S81°18'54"W 15.49 FEET; THENCE SOUTHWESTERLY 116.77 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE LEFT CHORD BEARS S40°23'00"W 112.21 FEET; THENCE SOUTHWESTERLY 8.89 FEET ALONG THE ARC OF A 11.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS S59°49'36"W 8.67 FEET; THENCE S81°58'45"W 15.04 FEET; THENCE S08°01'15" E 50.00 FEET; THENCE SOUTHWESTERLY 14.70 FEET ALONG THE ARC OF A 11.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS S61°24'21"E 13.72 FEET; THENCE SOUTHEASTERLY 151.06 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS S28°41'22"E 144.76 FEET; THENCE S89°03'45"W 142.09 FEET; THENCE S85°56'39"W 105.23 FEET; THENCE N83°17'05"W 191.40 FEET; THENCE S74°51'43"W 115.91 FEET; THENCE S80°26'30"W 113.50 FEET; THENCE N84°59'19"W 337.91 FEET; THENCE S67°43'56"W 215.10 FEET TO THE POINT OF BEGINNING. CONTAINS 16.89 AND 38 LOTS.

Parcel 2:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF MAHOGANY ROAD, SAID POINT BEING N00°02'53"W 353.86 FEET AND N89°57'07"E 551.56 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THE FOLLOWING TEN COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: (1) THENCE NORTHWESTERLY 94.26 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS N39°32'16"W 92.71 FEET; (2) THENCE N57°32'22"W 48.46 FEET; (3) THENCE NORTHWESTERLY 91.65 FEET ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT CHORD BEARS N28°22'01"W 87.74 FEET; (4) THENCE N00°48'20"E 36.55 FEET; (5) THENCE NORTHEASTERLY 70.64 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS N34°31'57"E 66.63 FEET; (6) THENCE N36°04'20"E 17.83 FEET; (7) THENCE NORTHEASTERLY 121.69 FEET ALONG THE ARC OF A 149.35 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS N44°55'00"E 118.35 FEET; (8) THENCE N21°34'26"E 536.29 FEET; (9) THENCE NORTHEASTERLY 74.13 FEET ALONG THE ARC OF A 135.00 FEET RADIUS CURVE TO THE LEFT, CHORD BEARS N05°50'36"E 73.20 FEET; (10) THENCE N09°53'13"W 250.78 FEET TO THE SOUTHERLY BOUNDARY LINE OF SPRING HOLLOW ESTATES PHASE 2 SUBDIVISION; THENCE N73°28'00"E 25.29 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE EXTENSION OF THE WESTERLY BOUNDARY LINE OF THE U.S. FOREST SERVICE AS RECORDED IN BOOK 3030 AT PAGE 768 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING N10°02'47"W 4.93 FEET FROM A FOUND STANDARD USFS MONUMENT MARKED "AP A"; THENCE S10°02'47"E 260.17 FEET TO "AP B" OF SAID WESTERLY BOUNDARY LINE, SAID POINT BEING S10°04'47"E 88.00 FEET FROM A FOUND STANDARD USFS MONUMENT MARKED WITNESS CORNER TO "AP B"; THENCE S19°36'56"W 347.51 FEET TO A FOUND STANDARD USFS MONUMENT MARKED "AP C"; THENCE S21°36'32"W 141.96 FEET TO A FOUND STANDARD USFS MONUMENT MARKED "AP D"; THENCE S04°12'01"E 330.88 FEET TO A FOUND STANDARD USFS MONUMENT MARKED "AP E"; THENCE S01°51'15"W 268.94 FEET TO A FOUND STANDARD USFS MONUMENT MARKED "AP F"; THENCE S22°29'39"E 238.04 FEET TO A FOUND STANDARD USFS MONUMENT MARKED "AP G", SAID POINT ALSO BEING ON THE SECTION LINE; THENCE S89°10'22"W 20.06 FEET ALONG THE SECTION LINE TO THE EASTERLY BOUNDARY LINE OF DEER RIDGE AT HIDDEN SPRINGS SUBDIVISION; THENCE THE FOLLOWING THREE COURSES ALONG SAID EASTERLY BOUNDARY LINE: (1) THENCE N22°21'43"W 238.21 FEET; (2) THENCE N01°56'01"E 122.33 FEET; (3) THENCE N88°03'59"W 53.11 FEET TO THE POINT OF BEGINNING. CONTAINS 1.885 ACRES AND 4 LOTS.

Tax I.D.'s: 07-257-0001 through 07-257-0045