

WHEN RECORDED, RETURN TO:

Blake D. Johnson
SMITH KNOWLES, P.C.
2225 Washington Boulevard, Suite 200
Ogden, Utah 84401

AMENDED 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 an Amended 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 "Amended Reinvestment Fee Covenant") that was duly approved and recorded on January 1, 2019 as Entry No. 3138096 against the Property within the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Hidden Springs Master Community in Davis County, Utah, as amended ("Amendment").

This Amended Reinvestment Fee Covenant hereby amends, 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.

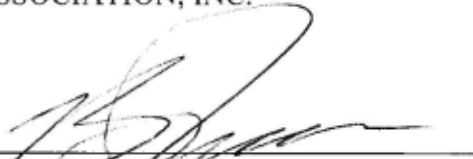
BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

1. The name and address of the beneficiary under the above referenced Amended Reinvestment Fee Covenant is Fruit Heights Hidden Springs Master 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 If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 Amended 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 Amended Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such Reinvestment Fee Covenant, as provided in 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 Amended 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 Common Areas, facilities and/or Association expenses.

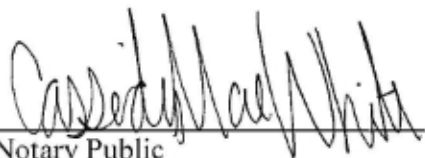
FRUIT HEIGHTS HIDDEN SPRINGS
MASTER HOMEOWNERS
ASSOCIATION, INC.



Blake D. Johnson
Attorney and Authorized Agent for
*Fruit Heights Hidden Springs Master
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 Master 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.



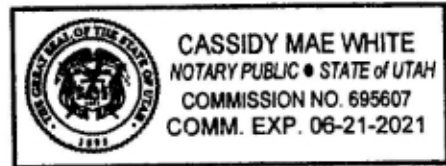
Notary Public

EXHIBIT A
Legal Descriptions

Deer Ridge Phase 1:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°46'52"W 1323.406 FEET ALONG THE SECTION LINE, SAME SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINES OF THE SUMMERWOOD PHASE 5 AND SUMMERWOOD PHASE 4 SUBDIVISIONS; THENCE S38°46'36"W, 171.767 FEET TO THE JAMES D. KNIGHT PROPERTY, THENCE N62°11'20"W, 90.079 FEET; THENCE N45°00'00"W, 128.437 FEET; THENCE N59°02'30"E, 130.604 FEET; THENCE N53°36'19"E, 296.128 FEET; THENCE N28°12'23"E 74.651 FEET; THENCE N48°10'08"E, 130.202 FEET; THENCE N17°49'59"E, 52.928 FEET; THENCE N89°57'34"E, 97.210 FEET; THENCE S68°30'21"E, 157.480 FEET; THENCE S 49°31'42"E, 106.975 FEET; THENCE N67°43'56"E, 215.103 FEET; THENCE S84°59'19"E 337.912 FEET; THENCE N80°26'30"E 113.505 FEET; THENCE N74°51'43"E 115.907 FEET; THENCE S83°17'05"E 191,400 FEET; THENCE N85°56'39"E 105.233 FEET; THENCE N89°03'45"E 142.088 FEET; THENCE S47°54'51" E 102.816 FEET; THENCE N68°27'50"E 60.000 FEET; THENCE S88°03'59"E 53.115 FEET; THENCE S01°56'01"W 122.332 FEET; THENCE S22°21'43"E 238.207 FEET; THENCE S89°10'22"W 690.917 FEET TO THE POINT OF BEGINNING. CONTAINS 17.823 ACRES AND 25 LOTS.

Tax I.D's: 07-246-0001 through 07-246-0035

Deer Ridge Phase 2:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°10'22"E 623.13 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF DEER RIDGE, AT HIDDEN SPRINGS SUBDIVISION TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAHOGANY DRIVE; THENCE THE FOLLOWING SIX COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: SOUTHEASTERLY 102.85 FEET ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS S31°16'16"E 102.28 FEET; THENCE S41°47'40"E 45.28 FEET; THENCE SOUTHEASTERLY 124.54 FEET ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS S23°01'02"E 122.32 FEET THENCE S04°14'23"E 71.16 FEET; THENCE SOUTHEASTERLY 99.68 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS S12°53'36"E 99.00 FEET; THENCE S21°32'48"E 200.54 FEET TO THE NORTHERLY BOUNDARY LINE OF DEER CREST AT HIDDEN SPRINGS SUBDIVISION; THENCE S89°10'22"W 360.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE NORTHWEST CORNER OF LOT 8 OF SAID DEER CREST AT HIDDEN SPRINGS SUBDIVISION; THENCE S00°49'39"E 134.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE S89°10'21"W 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID DEER CREST AT HIDDEN SPRINGS SUBDIVISION; THENCE N 00°49'39"W 134.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S 89°10'22"W 474.85 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID DEER CREST AT

HIDDEN SPRINGS SUBDIVISION TO THE EASTERLY BOUNDARY LINE OF THE CORNERSTONE SUBDIVISION; THENCE N00°02'44"W 591.39 FEET ALONG SAID EASTERLY BOUNDARY LINE AND EXTENDED TO THE POINT OF BEGINNING. CONTAINS 10.297 ACRES AND 24 LOTS

Tax I.D.'s: 08-431-0026 through 08-431-0029; 08-431-0032; 08-431-0033; 08-431-0035; 08-431-0036; 08-431-0038 through 08-431-0047; 08-431-0050 through 08-431-0053

Deer Ridge Phase 2 Amended:

BEGINNING AT A POINT WHICH IS NORTH 89°10'22" EAST 320.03 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 89°10'22" EAST 204.37 FEET ALONG THE SECTION LINE; THENCE SOUTH 4°34'19" WEST 104.64 FEET TO THE NORTHERLY LINE OF ISLAND VIEW COURT AND A POINT ON A 55.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 120.45 FEET, (CENTRAL ANGLE = 125°28'29", CHORD BEARING AND DISTANCE = SOUTH 31°49'54" WEST 97.78 FEET) TO A POINT OF REVERSE CURVATURE TO A 10.50-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 5.51 FEET, (CENTRAL ANGLE = 30°05'04", CHORD BEARING AND DISTANCE = SOUTH 15°52'10" EAST 5.45 FEET); THENCE SOUTH 0°49'38" EAST 16.95 FEET; THENCE SOUTH 89°10'22" WEST 146.02 FEET; THENCE NORTH 0°02'44" WEST 208.73 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8268 ACRES.

Tax I.D.: 08-475-0100

Deer Ridge Phase 2 – 2nd Amendment:

ALL OF LOTS 34 AND 37 OF DEER RIDGE AT HIDDEN SPRINGS PHASE 2 SUBDIVISION, AS RECORDED AT THE DAVIS COUNTY RECORDER'S OFFICE AS RECORD NO. 2314085 IN BOOK 4390 AT PAGE 261.

CONTAINS 34,437 S.F. OR 0.791 ACRES.

Tax I.D.: 08-581-0034

Deer Field:

BEGINNING AT A POINT S89°46'52"W 1601.48 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°46'52"W 476.40 FEET; THENCE N17°46'29"E 593.34 FEET; THENCE NORTHEAST 610.12 FEET ALONG THE ARC OF A 1939.13 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N26°47'18"E 607.61 FEET); THENCE N35°48'07"E 6.02 FEET; THENCE S39°46'00"E 103.30 FEET;

THENCE N35°40'39"E 101.96 FEET; THENCE S78°57'00"E 336.27 FEET; THENCE N72°12'00"E 130.49 FEET; THENCE S06°01' 32"W 108.85 FEET; THENCE N80°05'55"E 128.02 FEET; THENCE N06°01'32"E 110.71 FEET; THENCE S87°12'00"E 196.64 FEET; THENCE S47°26'00"E. 96.40 FEET; THENCE S65°15'00"E 160.00 FEET; THENCE N79°00'00"E 152.00 FEET; THENCE S25°49'05"E 160.31 FEET; THENCE S43°37'46"W 156.48 FEET; THENCE S83°18'27"W 296.94 FEET; THENCE N45°04'54"W 62.46 FEET; THENCE N23°36'07"W 108.45 FEET; THENCE S89°25'39"W 28.00 FEET; THENCE S27°33'00"W 174.79 FEET; THENCE S11°15'03"W 63.89 FEET; THENCE S50°41'28"W 48.20 FEET; THENCE S55°20'50"W 189.66 FEET; THENCE S17°49'59"W 104.95 FEET; THENCE S48°10'08"W 130.20 FEET; THENCE S28°12'23"W 74.65 FEET; THENCE S53°36'19"W 296.13 FEET; THENCE S59°02'30"W 130.60 FEET TO THE POINT OF BEGINNING. CONTAINS 23.535 ACRES AND 59 LOTS.

Tax I.D.'s: 07-247-0001 through 07-247-0088

Deer Crest Phase 1:

BEGINNING AT A POINT WHICH IS S00°02'44"E 591.39 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°10'22"E 1088.40 FEET; THENCE S00°56'21" E 214.99 FEET; THENCE S23°27'36" E 174.36 FEET; THENCE S60°54'00"W 712.58 FEET TO THE EXTENSION OF THE SOMERSET FORM, PUD; THENCE S89°08'10"W 162.22 FEET ALONG THE NORTHERLY BOUNDARY LINE AND ITS EXTENSION OF SAID SOMERSET FARM, PUD TO THE PROPERTY CONVEYED TO THOMAS A FINDLAY; THENCE THE FOLLOWING THREE COURSES ALONG SAID THOMAS A. FINDLAY PROPERTY: (1) THENCE N00°51'50"W 50.00 FEET; (2) THENCE S89°08'10"W 135.96 FEET; (3) THENCE S00°51'50" E 50.00 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID SOMERSET FARM. PUD; THENCE S89°08'10"W 239.90 FEET TO THE QUARTER SECTION LINE AND THE EASTERLY BOUNDARY LINE OF CORNERSTONE SUBDIVISION; THENCE N00°02'44"W 713.87 FEET ALONG SAID SECTION LINE AND EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. CONTAINS 15.97 ACRES AND 36 LOTS.

Tax I.D.'s: 08-354-0001 through 08-354-0037

Deer Crest Phase 2:

BEGINNING AT A POINT THAT IS N89°10'2"E 688.14 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°10'22"E 617.52 FEET ALONG SAID SECTION LINE TO THE WESTERLY BOUNDARY LINE OF SHEPHARD HEIGHTS SUBDIVISION, RECORDED AS ENTRY NO. 1448314 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE S00°08'27"E 888.18 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE S60°54'00"W 167.11 FEET TO THE EAST LINE OF THE DEER CREST PHASE 1 SUBDIVISION; THENCE N23°27'36"W 174.36 FEET; THENCE N00°56'21"W 214.99 FEET, THENCE S89°10'22"W 169.40. FEET;

THENCE N21°32'48"W 223.24 FEET TO A POINT ON A 270.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N12°53'36"W 81.25 FEET THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°18'25" A DISTANCE OF 81.56 FEET; THENCE N04°14'23"W 71.16 FEET TO A POINT ON A 250.00 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS N23°01'12"W 160.95 FEET; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°33'17" A DISTANCE OF 163.86 FEET; THENCE N41°47'40"W 45.26 FEET TO A POINT ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N34°09'37"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°16'06" A DISTANCE OF 58.63 FEET TO THE POINT OF BEGINNING.
CONTAINS 8.21 ACRES AND 9 LOTS.

Tax I.D.'s: 08-402-0037 through 08-402-0047