

WHEN RECORDED, RETURN TO:

Jeremy B. Johnson  
Bramble Oak Law Firm  
PO Box 1060  
Lehi, UT 84043



ENT 38909:2011 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2011 May 25 8:40 am FEE 66.00 BY SW  
RECORDED FOR JOHNSON, JEREMY B

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

Pursuant to the requirements of Utah Code Ann. § 57-1-46 (2010), this instrument is a reinvestment fee covenant ("Covenant") that satisfies the requirements of Utah Code Ann. § 57-1-46(2010).

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

1. The name and address of the beneficiary under this Covenant is Tanglewood Estates Owners Association, 1566 North 1150 West, Orem, UT 84057. The current property manager for the Association is Advanced Community Services, LLC, P.O. Box 827, Lehi, Utah 84043. Phone: (801) 641-1844. E-mail: info@acs-hoa.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 If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 Covenant is intended to run with the land described in **Exhibit A** and to bind successors in interest and assigns. The duration of the 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 sixty-seven percent (67%) of all votes of the membership of the Association.
3. As of the date of this Covenant and subject to increase from time to time, at settlement for each unit, an amount equal to .5% of the value of the burdened property, unless a lesser amount is approved by the association's board of directors or management committee. 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. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the maintenance of the common property and the association.

DATE: May 24, 2011

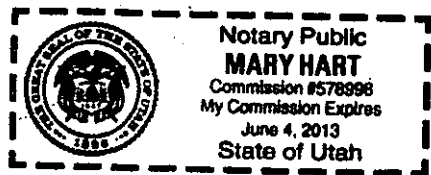
**Tanglewood Estates Owners Association**

[Signature]  
By: Jeremy B. Johnson  
Its: Authorized Agent

STATE OF UTAH                    )  
  :SS  
UTAH COUNTY                    )

Jeremy B. Johnson, personally appeared and acknowledged that he has knowledge of the facts set forth in the Notice and that he believes that all statements made in this Notice are true and correct.

Subscribed and sworn to before me on May 24, 2011.



[Signature]  
Notary Public

## EXHIBIT A LEGAL DESCRIPTION

## Phase 1:

Commencing at a point located South 00°52'53" East along the Section line 20.58 feet and East 2634.00 feet from the West quarter corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°39'07" East 120.75 feet; thence South 00°20'53" East 93.79 feet; thence South 51°11'54" East 64.65 feet; thence South 00°39'32" East 74.83 feet; thence East 140.34 feet; thence South 53.25 feet; thence South 58°36'52" West 76.27 feet; thence South 00°39'32" East 73.94 feet; thence South 03°41'14" East 32.07 feet; thence South 00°37'55" East 111.75 feet; thence South 89°57'16" West 245.95 feet; thence North 00°39'32" West 519.29 feet to the point of beginning.

Area: 110,819 sq. ft. 2.54 acres.

## Phase 2:

Commencing at a point located South 00°52'53" East along the Section line 18.21 feet and East 3024.24 feet from the West quarter corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian; North 89°39'07" East along the Southerly boundary line of 1600 North Street, Orem, Utah 113.65 feet; thence South along the Westerly boundary line of Plat "B", Sage Crest Subdivision as shown on file in the office of the Utah County Recorder 362.75 feet; thence North 89°50'27" West 116.97 feet; thence South 00°00'27" West 159.59 feet to the Northerly boundary line of Plat "A", Pead Point II Subdivision as shown on file in the office of the Utah County Recorder; thence South 89°57'16" West along said Subdivision 134.93 feet; thence North 00°37'55" West 111.75 feet; thence North 03°41'14" West 32.07 feet; thence North 00°39'32" West 73.94 feet; thence North 58°36'52" East 76.27 feet; thence North 130.40 feet; thence North 89°39'07" East 77.31 feet; thence North 133.15 feet to the point of beginning.

Area: 85,610 sq. ft. 1.97 acres

## Phase 3:

Commencing at a point located South 00°52'53" East along the Section line 19.85 feet and East 2754.76 feet from the West quarter corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian; North 89°39'07" East along the Southerly boundary line of 1600 North Street, Orem, Utah 269.46 feet; thence South 133.15 feet; thence South 89°39'07" West 77.31 feet; thence South 77.14 feet; thence West 140.34 feet; thence North 00°39'32" West 74.83 feet; thence North 51°11'54" West 64.65 feet; thence North 00°20'53" West 93.79 feet to the point of beginning.

Area: 45,674 sq. ft. 1.05 acres