

Ent: 428045 - Pg 1 of 11
Date: 4/27/2016 4:58:00 PM
Fee: \$32.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Cottonwood Title Insurance Agency, Inc.

WHEN RECORDED, RETURN TO:

Wild Horse Ranch Owners Association, Inc.
336 West Broadway, Unit #110
Salt Lake City, Utah 84101

05-034-0-0087

NOTICE OF REINVESTMENT FEE COVENANT

NOTICE IS HEREBY GIVEN by the Wild Horse Ranch Owners Association, Inc. (the "Association"), pursuant to Utah Code Ann. § 57-1-46(7), of the existence of a "Reinvestment Assessment", as more particularly set forth in Section 8.2 of the Declaration of Covenants, Conditions, Restrictions and Easements for the Wild Horse Ranch Subdivision (the "Declaration"), recorded APRIL 27, 2016 as Entry No. 428036 in Book — at Page(s) — *et seq.*, of the Official Records of the Tooele County, Utah Recorder's Office ("Official Records"), the terms of which are incorporated herein by this reference, which Declaration affects those certain parcels of real property located Tooele County, State of Utah, as further described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Burdened Property").

The name and current address of the beneficiary under such Reinvestment Fee Covenant (referred to in the Master Declaration as a "Real Estate Transfer Assessment") are as follows:

Wild Horse Ranch Owners Association, Inc.
336 West Broadway, Unit #110
Salt Lake City, Utah 84101

The burden of the Reinvestment Assessment is intended to run with the land and to bind successors in interest and assigns. The existence of the Reinvestment Association precludes the imposition of an additional reinvestment fee covenant on the Burdened Property. The Reinvestment Assessment shall continue in full force and effect until the Declaration is terminated pursuant to Section 13.1 of such Declaration. The Reinvestment Assessments shall become part of the Association's general fund to be utilized as necessary to benefit the Burdened Property, including payment for: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities, open space; recreational amenities; charitable purposes; or association expenses. The Reinvestment Assessment is required to benefit the Burdened Property.

DATED this 27th day of April, 2016.

[Signature on following page.]

Wild Horse Ranch Owners Association, Inc.,
a Utah non-profit corporation

By: [Handwritten Signature]
Name: Micah W. Peters
Its: Declarant

STATE OF Utah)
 : ss
COUNTY OF Salt Lake)

On the 27th day of April, 2016, the foregoing NOTICE OF REINVESTMENT FEE COVENANT was acknowledged before me by Micah Peters, in his capacity as the Declarant of Wild Horse Ranch Owners Association, Inc.

[Handwritten Signature: Nicole Jones]
Notary Public

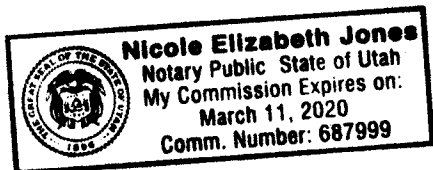


EXHIBIT A
Legal Description

14-130 156 ACRES STANSBURY PARK

SURVEY DESCRIPTIONS

PARCEL 9G, 9H, & 9I

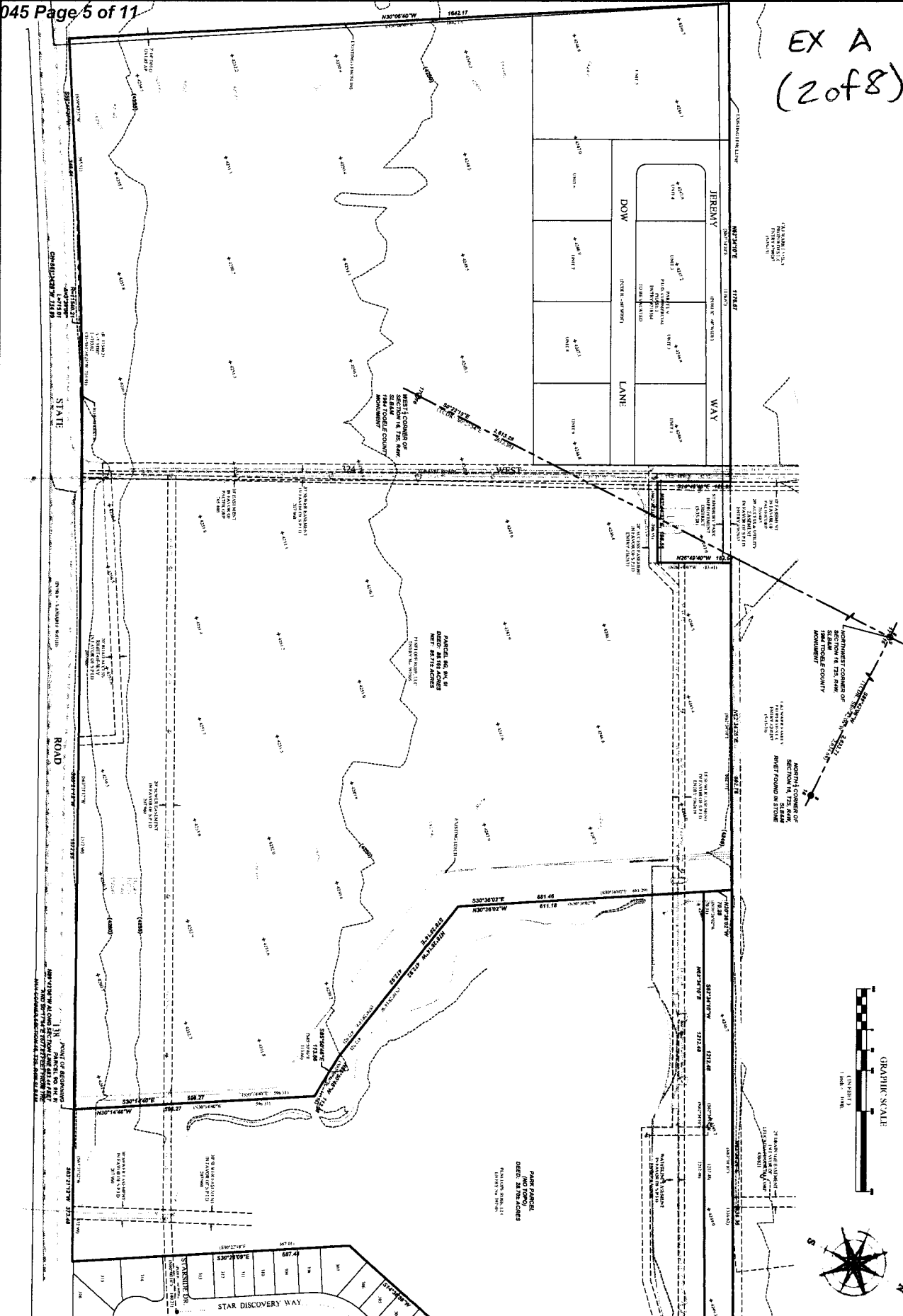
A portion of the NW1/4 and SW1/4 of Section 16, and the SE1/4 and NE1/4 of Section 17, Township 2 South, Range 4 West, Salt Lake Base & Meridian, located in Stansbury Park, Tooele County, State of Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of State Road 138 located S89°42'06"W along the Section line 683.44 feet and S0°17'54"E 2,577.82 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B.& M.; thence along said right-of-way the following 3 (three) courses and distances: S63°21'12"W 1,572.95 feet; thence Southwesterly along the arc of an 11,540.21 foot radius non-tangent curve (radius bears: S26°39'05") 715.01 feet through a central angle of 3°33'00" (chord: S61°34'25"W 714.89); thence S59°47'37"W 345.51 feet; thence N30°06'40"W 1,642.17 feet along a fence line and the extension of Parcel 9 P.U.D. COMMERCIAL PHASE 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder to the northwest corner of said plat; thence N62°34'10"E along said plat and extension thereof 1,176.67 feet to the west line of that Real Property described in Deed Entry No. 362637 of the Official Records of Tooele County; thence along said deed the following 3 (three) courses and distances: S26°49'40"E 182.82 feet; thence N62°44'32"E 198.55 feet; thence N26°49'40"W 183.60 feet to the southerly line of that Real Property described in Deed Book 842 Page 297 of the Official Records of Tooele County; thence N62°34'26"E along said deed 802.78 feet; thence S30°36'02"E 681.46 feet; thence S78°28'14"E 472.92 feet; thence S85°50'46"E 113.66 feet; thence S30°14'40"E 596.27 feet to the point of beginning.

Contains: 88.16+/- acres

LESS AND EXCEPTING any public roadways lying within the bounds of PARCEL 9 P.U.D. COMMERCIAL Phase 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder.

EX A
(2 of 8)



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

BOUNDARY/TOPOGRAPHICAL SURVEY
 LOCATION: SECTIONS 9, 16, & 17, T2S, R4W, SLB&M
 STANSBURY PARK, TOOELE COUNTY, UTAH
 PROPERTY OF: PENELOPE ROSE, LLC
 PREPARED FOR: CLEARWATER HOMES UTAH

FOCUS
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8346 SOUTH
 SANDY, UTAH 84070 P.O. BOX 1352-0075
 www.focusweb.com

Ex A (3 of 8)

14-130 156 ACRES STANSBURY PARK

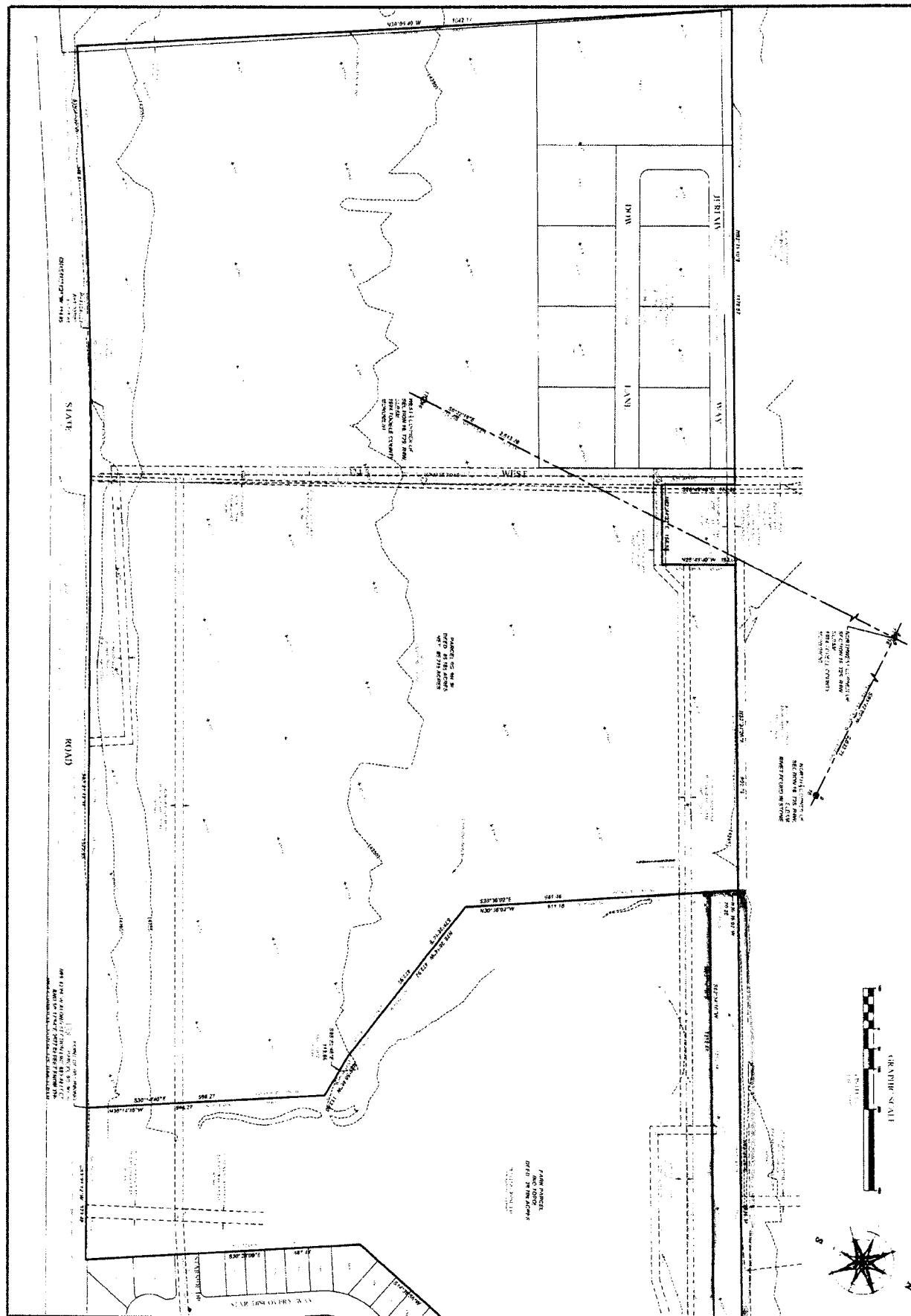
SURVEY DESCRIPTIONS

PARCEL 9J

A portion of the NE1/4 and NW1/4 of Section 16, and the SW1/4 and SE1/4 of Section 9, Township 2 South, Range 4 West, Salt Lake Base & Meridian, located in Stansbury Park, Tooele County, State of Utah, more particularly described as follows:

Beginning at a point on the northerly line of OLD MILL P.U.D. Phase 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, located N89°56'28"E along the Section line 787.58 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B.& M.; thence along said Plat and also along OLD MILL P.U.D. Phase 2 the following 3 (three) courses and distances: S63°08'19"W (plat: S63°08'03"W) 1,218.96 feet; thence S26°51'41"E (plat: S26°51'57"E) 82.00 feet; thence S54°40'48"E (plat: S54°41'04"E) 9.84 feet to the northerly right-of-way line of Porter Way as described and dedicated as part of STARSIDE PHASE 2-PARCEL 9 P.U.D. according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S62°48'02"W (plat: S62°47'46"W) along said plat and the extension thereof 583.26 feet; thence N27°10'09"W 18.60 feet; thence S62°34'10"W 1,212.48 feet; thence N30°36'02"W 70.28 feet to the southerly line of that Real Property described in Deed Book 842 Page 297 of the Official Records of Tooele County; thence N62°34'26"E along said deed 1,336.36 feet; thence N0°49'35"W 662.69 feet to the southerly line of that Real Property described in Deed Entry No. 335721 of the Official Records of Tooele County; thence N27°19'59"E along said deed 585.85 feet; thence N50°41'33"W along said deed 54.00 feet to the southerly line of that Real Property described in Deed Entry No. 380004 of the Official Records of Tooele County; thence N38°59'38"E along said deed 488.99 feet to the southerly line of that Real Property described in Deed Entry No. 329649 of the Official Records of Tooele County; thence along said deed the following 18 (eighteen) courses and distances: S74°38'58"E 81.70 feet; thence S45°00'50"E 114.41 feet; thence East 248.35 feet; thence S73°30'11"E 81.38 feet; thence N30°35'29"E 73.82 feet; thence N87°23'55"E 63.64 feet; thence S46°08'14"E 104.21 feet; thence N66°48'41"E 66.02 feet; thence N26°34'34"E 64.60 feet; thence S72°15'48"E 151.71 feet; thence S23°45'35"E 78.90 feet; thence S40°29'59"E 155.75 feet; thence S4°16'06"W 64.08 feet; thence S50°43'27"E 36.15 feet; thence N86°49'18"E 45.87 feet; thence S48°41'18"E 196.47 feet; thence S15°26'26"E 84.25 feet; thence S57°55'49"E 108.70 feet; thence S63°08'19"W 437.71 feet along the extension of, and along the northerly line of said OLD MILL P.U.D. Phase 1 to the point of beginning.

Contains: 40.65+/- acres



2 OF 2

NO.	DATE	DESCRIPTION

BOUNDARY/TOPOGRAPHICAL SURVEY
 LOCATION: SECTIONS 9, 16, & 17, T2S, R4W, SLB&M
 STANSBURY PARK, TOOELE COUNTY, UTAH
 PROPERTY OF: PENELOPE ROSE, LLC
 PREPARED FOR: CLEARWATER HOMES UTAH

FOCUS
 ENGINEERING AND SURVEYING, LLC
 500 WEST 2700 SOUTH
 SUITE 100, TAYLOR PARK, PHOENIX, AZ 85041
 www.focusaz.com

\\s01414\130-130-Arnie-Stansbury-Plan\Drawings\16-120\Topo\JOB11-10-508-2.dwg

A portion of the NW1/4 and the SW1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base & Meridian, located in Stansbury Park, Tooele County, State of Utah, more particularly described as follows:

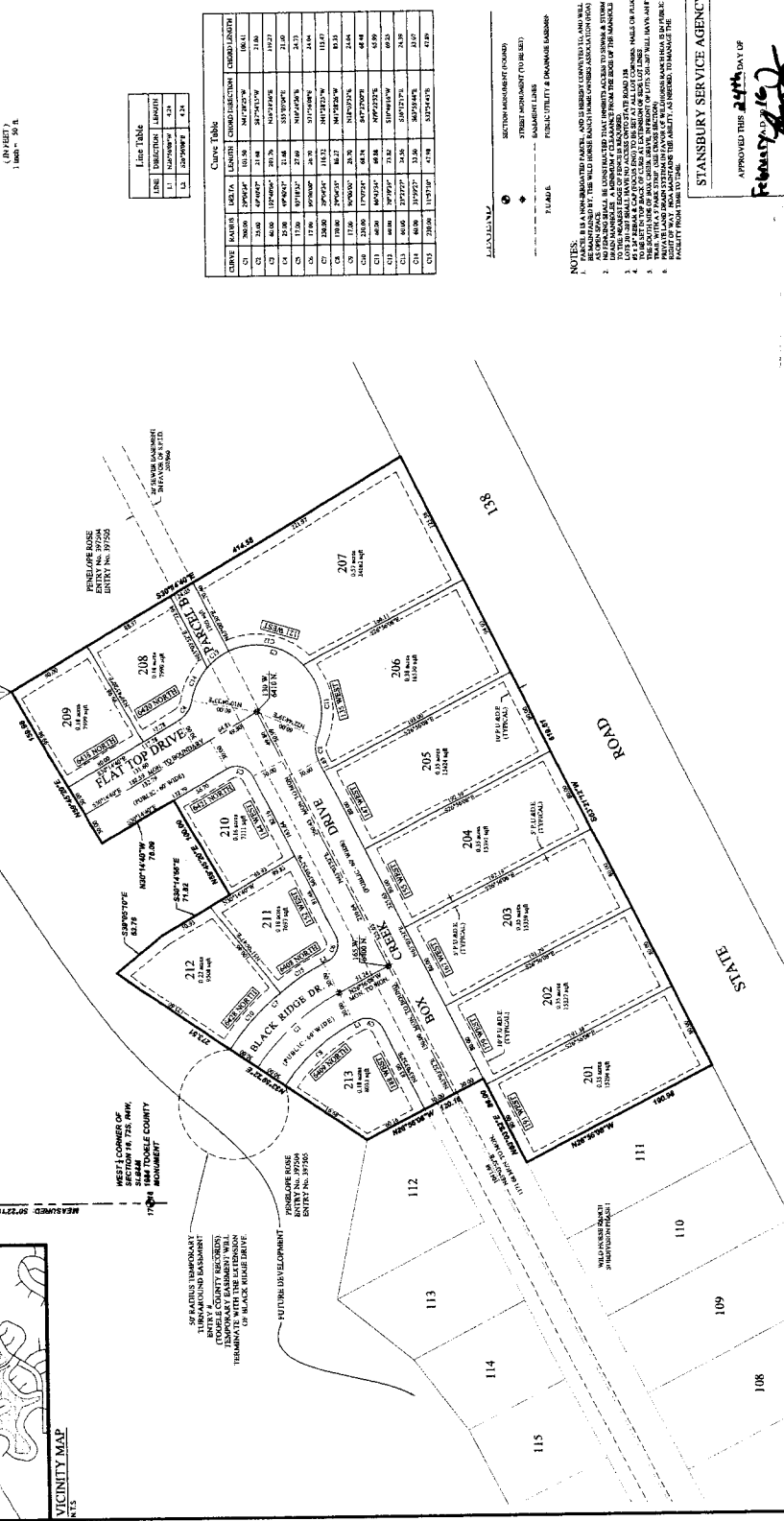
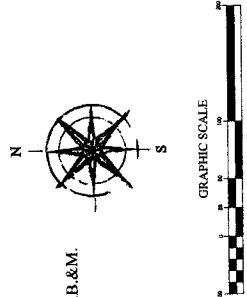
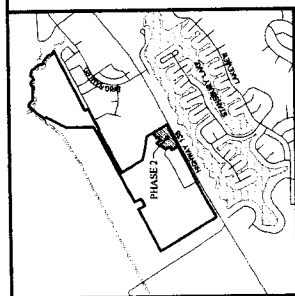
Beginning at the northwest corner of STARSIDE PHASE 2-PARCEL 9 P.U.D., according to the Official Plat thereof on file in the Office of the Tooele County Recorder, located S89°42'06"W along the Section line 659.20 feet and S0°17'54"E 830.99 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B. & M.; thence along said plat the following 2 (two) courses and distances: S26°42'53"E (plat: S26°43'09"E) 334.32 feet; thence S14°36'51"W (plat: S14°36'35"W) 314.92 feet to the northwest corner of STARSIDE SUBDIVISION Phase 3, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S14°36'56"W (plat: S14°36'40"W) along said plat 395.87 feet; thence S30°23'09"E (plat: S30°23'25"E) along said plat and extension thereof 687.44 feet to the northerly right-of-way line of State Road 138; thence S63°21'12"W along said right-of-way 373.48 feet; thence N30°14'40"W 596.27 feet; thence N85°50'46"W 113.66 feet; thence N78°28'14"W 472.92 feet; thence N30°36'02"W 611.18 feet; thence N62°34'10"E 1,212.48 feet; thence S27°10'09"E 18.60 feet; thence N62°48'02"E 133.44 feet to the point of beginning.

Contains: 28.71+/-
acres

The legal description for Wild Horse Ranch Presented is less and accepting this described 28.71 Acre parcel which was donated Charitably to another entity and is no longer Part of the Wild Horse Ranch Community.

WILD HORSE RANCH SUBDIVISION PHASE 2

A SUBDIVISION LOCATED IN THE NW¼ & SW¼ OF SECTION 16, T2S, R4W, S.L.B.&M.
STANBURY PARK, TOOELE COUNTY, UTAH



Line Table

LINE	DIRECTION	LENGTH	AREA
1	S 24° 00' 00" W	214.00	1.14
2	S 89° 59' 59" W	214.00	1.14

Curve Table

CHORD	ARC LENGTH	CHORD BEARING	CHORD AREA
1	107.00	S 89° 59' 59" W	1.14
2	107.00	S 24° 00' 00" W	1.14

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED AS THE OWNERS OF THE HEREIN AND STRAITS VILLAGE WITH PARCELS AS SET FORTH HEREBY TO BE KNOWAS

**WILD HORSE RANCH SUBDIVISION
PHASE 2**

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE TRACTS OF LAND AND STRAITS VILLAGE WITH PARCELS AS SET FORTH HEREBY TO BE KNOWAS TO THE PUBLIC FOR THE USE AND ENJOYMENT OF THE PUBLIC AND ALL PUBLIC UTILITY COMPANIES SERVING ON THIS PLAT. THIS DEDICATION IS MADE FOR THE PERMANENT MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF, I, Michael J. Rose, HEREBY SET
HAND THIS 22nd DAY OF February, A.D. 2016

Michael J. Rose
PENNELOPE ROSE LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake
ON THE 22nd DAY OF February, A.D. 2016, I, Michael J. Rose, COUNTY CLERK OF SAID COUNTY, DO HEREBY ACKNOWLEDGE TO THE PUBLIC THAT THE UNDERSIGNED HAS RECEIVED FROM THE UNDERSIGNED OWNERS OF SAID PLAT A LIMITED LIABILITY ACKNOWLEDGMENT FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PERMANENT MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

MY COMMISSION NUMBER: 602637
RESIDING IN Utah COUNTY
PRINTED NAME OF NOTARY

STANBURY SERVICE AGENCY

APPROVED THIS 24th DAY OF February, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY ENGINEERING

APPROVED THIS 22 DAY OF April, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY ATTORNEY

APPROVED AS TO FORM THIS 13th DAY OF April, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY PLANNING COMMISSION

APPROVED THIS 17th DAY OF April, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY TREASURER

APPROVED AS TO FORM THIS 24th DAY OF February, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY FIRE DISTRICT

APPROVED THIS 24th DAY OF February, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS 25th DAY OF February, A.D. 2016
CHIEF: Michael J. Rose

PREPARED BY
PENNELOPE ROSE LLC.
SALT LAKE CITY, UTAH 84101

TOOELE COUNTY ENGINEERING DEPARTMENT
APPROVED THIS 22 DAY OF April, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY ATTORNEY
APPROVED AS TO FORM THIS 13th DAY OF April, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY PLANNING COMMISSION
APPROVED THIS 17th DAY OF April, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY TREASURER
APPROVED AS TO FORM THIS 24th DAY OF February, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY FIRE DISTRICT
APPROVED THIS 24th DAY OF February, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY HEALTH DEPARTMENT
APPROVED THIS 25th DAY OF February, A.D. 2016
CHIEF: Michael J. Rose

TOOELE COUNTY RECORDER
NO. 4211416
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF Michael J. Rose
DATE & TIME: 11:00 AM APRIL 22, 2016
FILE NO. 113
BY: Michael J. Rose