

When Recorded, Mail to:

Klaim, LLC
Attn: Mason Dutton
4685 South Highland Drive, Suite 224
Holladay UT 84117

Ent 497142 Bk 1347 Pg 135-137
Date: 01-APR-2021 11:06:12AM
Fee: \$196.00 Check Filed By: HP
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: KLAIM TOWNHOME OWNERS ASSOCIATION INC

With a Copy to:

Shumway Van
8 East Broadway, Suite 550
Salt Lake City, UT 84111

(Space above line for Recorder's use)

NOTICE OF REINVESTMENT FEE COVENANT
KLAIM TOWNHOME OWNERS ASSOCIATION, INC.

Pursuant to Utah Code Ann. §57-1-46(6) notice is hereby given that each residential unit (a "Unit") within that certain real property located in Wasatch County, Utah, described in Exhibit A attached hereto (the "Property"), is subject to a covenant obligating a future buyer or seller of any Unit within the Property to pay to Klaim Townhome Owners Association, Inc., a Utah non-profit corporation (the "Association") upon and as a result of a transfer of a Unit within the Property, a fee that is dedicated to benefitting such Unit (the "Reinvestment Fee").

1. The Property is subject to that certain *Declaration of Covenants, Conditions and Restrictions for Klaim Townhome Owners Association, Inc.* recorded March 30, 2021, as Entry No. 496868, in Book 1336, beginning at Page 728, and any amendments thereto (the "Declaration").
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in Section 6.1(o) and 21.4 of the Declaration. The amount of the Reinvestment Fee as of the date hereof will be one-half of one percent (.5%), but may be changed from time to time by the Association.
3. The Association's address, where the Reinvestment Fee is to be paid, is:

4685 South Highland Drive, Suite 224
Holladay UT 84117

4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Units within the Property and their successors-in-interest and assigns.
5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
6. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Project (as such term is defined in the Declaration).

9. This Notice of Reinvestment Fee Covenant will be recorded against the Property (and thereby against each Unit) in the Wasatch County Recorder's Office.

IN WITNESS WHEREOF, this Notice of Reinvestment Fee Covenant is executed by an authorized representative of the Association.

KLAIM TOWNHOME OWNERS ASSOCIATION,
INC.

a Utah non-profit corporation

By: 

Name: Mason Dutton

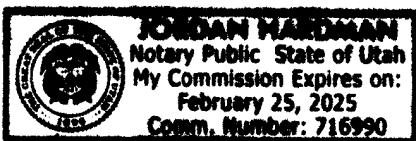
Its: Director

STATE OF UTAH) ss:
COUNTY OF Salt Lake)

On the 31st day of March in the year 2021, before me, the undersigned, personally appeared Mason Dutton, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above within instrument and acknowledged to me that he executed the same in his capacity, and that by his signatures on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of Utah, County of Salt Lake.

WITNESS my hand and official seal:

(SEAL)




Notary Public

My commission expires: February 25, 2025

EXHIBIT A: LEGAL DESCRIPTION

That certain real property located in the City of Hideout, County of Wasatch, State of Utah, being more particularly described as follows:

Klaim at Hideout Subdivision

Beginning at the Northeast Corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; and running

thence South 00°18'30" East 1,309.61 feet;

thence South 89°27'09" West 1,336.58 feet;

thence South 00°12'50" East 510.15 feet to the Northerly Right of Way Line of State Highway 248 as defined by the Utah Department of Transportation Right of Way Plans for Project No. NF-81;

thence North 47°34'42" West 752.59 feet along said Northerly Right of Way Line;

thence North 21°46'31" West 220.50 feet along said Northerly Right of Way Line;

thence North 34°04'21" West 273.32 feet along said Northerly Right of Way Line;

thence North 89°31'25" East 340.08 feet;

thence North 00°03'03" West 877.49 feet to the North section line of said Section 17;

thence North 89°34'12" East 1,778.81 feet along said North section line to the point of beginning.

Contains 2,567,469 Square Feet or 58.941 Acres and 88 Lots