



WHEN RECORDED RETURN TO:

Edge Vineyard Shores, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

ENT 44096:2021 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Mar 09 9:15 am FEE 42.00 BY MA  
RECORDED FOR VINEYARD CITY

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## NOTICE OF REINVESTMENT FEE COVENANT

(Vineyard Master Association Phase 1F, Building M)

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Pursuant to Utah Code § 57-1-46(6), the Lakefront at Vineyard Town Center Master Association (“Association”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, which is subject to the Master Declaration of Covenants, Conditions, and Restrictions for Lakefront at Vineyard Town Center recorded with the Utah County Recorder on September 19, 2019 as Entry No. 93094:2019, and any amendments or supplements thereto (the “**Declaration**”).

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 5.15 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES**  
owning, purchasing, or assisting with the closing of a Burdened Property conveyance within  
**Lakefront @ Vineyard Town Center Phase 1F** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

**Lakefront at Vineyard Town Center Master Association**  
12227 Business Park Dr. Suite 200  
Draper, UT 84020

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual. The Association’s members, by and through a vote as provided for in the amendment provisions

of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

**IN WITNESS WHEREOF**, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Utah County Recorder.

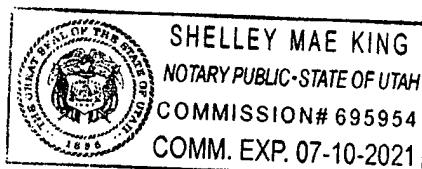
DATED this 7 day of March, 2021.

**EDGE VINEYARD SHORES, LLC**  
a Utah limited liability company,

By: Steve Maddox  
Name: Steve Maddox  
Its: Manager

STATE OF UTAH )  
COUNTY OF Utah ) ss.

On the 7 day of March, 2021, personally appeared before me  
Steve Maddox who by me being duly sworn, did say that she/he is  
an authorized representative of Edge Vineyard Shores, LLC, and that the foregoing  
instrument is signed on behalf of said company and executed with all necessary authority.



Shelley King  
Notary Public

**EXHIBIT A**  
[Legal Description]

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1F, PLAT M CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

A portion of Lot 4, GENEVA PARK WEST, according to the Official Plat thereof recorded March 14, 2013 as Entry No. 24721:2013 in the Office of the Utah County Recorder, located in the South Half of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, in Vineyard, Utah, more particularly described as follows:

Beginning at a point located West 2,195.80 feet and North 439.13 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence Westerly along the arc of a 485.00 feet radius non-tangent curve to the right (radius bears: N01°36'16"W) 20.41 feet through a central angle of 02°24'40" Chord: S89°36'03"W 20.41 feet; thence N89°11'37"W 147.17 feet; thence along the arc of a curve to the left with a radius of 219.00 feet a distance of 27.84 feet through a central angle of 07°16'57" Chord: S87°09'54"W 27.82 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 13.00 feet a distance of 19.83 feet through a central angle of 87°22'34" Chord: N52°47'17"W 17.96 feet; thence N09°06'00"W 59.33 feet; thence N80°54'00"E 168.81 feet; thence S28°25'50"E 109.96 feet to the point of beginning.

Contains: 0.37 acres+/-

**Parcel Numbers Not Yet Assigned**