

Ent 473619 Bk 1280 Pg 65 – 72  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
2020 Jan 24 03:28PM Fee: \$308.00 TC  
For: Vial Fotheringham LLP – Utah SLC  
ELECTRONICALLY RECORDED

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

This instrument is a notice of reinvestment fee covenant (“Notice”) that satisfies the requirements of Utah Code Ann. § 57-1-46 (6) (2010). This Notice amends and entirely replaces the Black Rock Ridge Condominium Notice of Reinvestment Fee Covenant recorded on this property on May 28, 2010 as Entry No. 359701 in the official records of Wasatch County and any other amendments thereto or subsequent versions thereof. The beneficiary-association hereunder described is governed by the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Black Rock Ridge Townhomes, recorded with the Wasatch County Recorder on July 12, 2012 as Entry No. 380465 (the “Declaration”). This Notice serves as notice of a reinvestment fee covenant (the “Reinvestment Fee Covenant”) that was recorded on this property previously as contained in the Declaration at Article 21. Unless otherwise defined herein, all capitalized terms shall have the same meaning as in the Declaration.

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

1. The name of the beneficiary under the above referenced Reinvestment Fee Covenant is the Black Rock Ridge Townhome Owners Association, Inc. The current address for the Association’s Property Manager is Park City Gatekeeper, PO Box 982242, Park City, Utah 84098; Phone: (435) 513-9489; E-mail: [jim@pcgatekeeper.com](mailto:jim@pcgatekeeper.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 If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 above referenced Reinvestment Fee Covenant is intended to run with the land contained in the Project, all phases belonging to the Association, including, but not limited to, the property described in Exhibit A along with any Expansion Property that may be added, and to bind successors in interest and assigns. The duration of the Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of the same if duly approved by the Association pursuant to the Declaration.
3. As of the date of this Notice, a reinvestment fee is due at settlement for each unit at an amount established by the Association’s Board of Trustees. If the Board of Trustees has not established an amount for the reinvestment fee, the amount shall be equal to .5% of the selling price of the subject unit. 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.
4. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the development and maintenance of the common property including recreational facilities.

DATE: JAN 23 / /, 2020

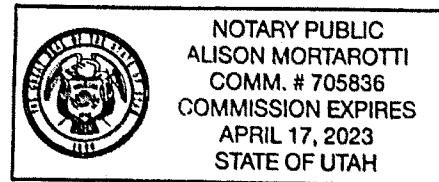
Black Rock Ridge Townhome Owners Association, Inc.

By: LINDA MILLIGAN  
Its: PRESIDENT

STATE OF UTAH )  
Summit COUNTY ) :ss

This instrument was subscribed and sworn before me by the foregoing signatory on this 23 day of January, 2020.

Alvin Mafaradzha  
Notary Public



**EXHIBIT 'A'**  
**PROPERTY DESCRIPTION OF BLACK ROCK RIDGE TOWNHOMES**

ALL OF BUILDINGS 1 to 13, 16 to 17, 19 to 25, AND PARCELS E AND F of IROQUOIS PHASE 2 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, AMENDED as shown on the FINAL PLAT, IROQUOIS PHASE 2, 3<sup>rd</sup> AMENDMENT, AMENDING BUILDINGS 1 to 13, 16 to 17, 19 to 25 and PARCELS E and F, recorded on June 29, 2012, Book 1058, Page 850 et seq., as Entry No. 380157 in the records of the County Recorder of Wasatch County, Utah, together with an undivided interest in and to the common areas and facilities, as the same are established and identified in the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Black Rock Ridge Townhomes, recorded on July 12, 2012, Book 1059, Page 420 et seq., as Entry No. 380465 in the records of the County Recorder of Wasatch County, Utah and as amended from time to time.

ALL OF BUILDINGS 26 to 36, AND PARCELS L, O, P, and Q of IROQUOIS PHASE 3 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, AMENDED as shown on the FINAL PLAT, IROQUOIS PHASE 3, 2<sup>nd</sup> AMENDMENT, AMENDING BUILDINGS 26 to 36 and PARCELS L, O, P, and Q, recorded on March 16, 2015, Book 1124, Page 1947 et seq., as Entry No. 409972 in the records of the County Recorder of Wasatch County, Utah, together with an undivided interest in and to the common areas and facilities, as the same are established and identified in the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Black Rock Ridge Townhomes, recorded on July 12, 2012, Book 1059, Page 420 et seq., as Entry No. 380465 in the records of the County Recorder of Wasatch County, Utah and as amended from time to time.

## EXHIBIT A, Continued

<u>Building No.</u>	<u>Townhome No./Floor Plan</u>	<u>Townhome Area in Square Feet</u>	<u>Percentage of Undivided Ownership</u>	<u>TAX ID#</u>
1 (UH 4-plex townhome)	A Sunfire	1766	.01075	20-5042
1 (UH 4-plex townhome)	B Aurora	1376	.01075	20-5043
1 (UH 4-plex townhome)	C Aurora	1376	.01075	20-5044
1 (UH 4-plex townhome)	D Sunfire	1766	.01075	20-5045
2 (UH 6-plex townhome)	A Sunfire	1766	.01075	20-5046
2 (UH 6-plex townhome)	B Aurora	1376	.01075	20-5047
2 (UH 6-plex townhome)	C Aurora	1376	.01075	20-5048
2 (UH 6-plex townhome)	D Aurora	1376	.01075	20-5049
2 (UH 6-plex townhome)	E Aurora	1376	.01075	20-5050
2 (UH 6-plex townhome)	F Sunfire	1766	.01075	20-5051
3 (UH 4-plex townhome)	A Sunfire	1766	.01075	20-5052
3 (UH 4-plex townhome)	B Aurora	1376	.01075	20-5053
3 (UH 4-plex townhome)	C Aurora	1376	.01075	20-5054
3 (UH 4-plex townhome)	D Sunfire	1766	.01075	20-5055
4 (UH 4-plex townhome)	A Sunfire	1766	.01075	20-5056
4 (UH 4-plex townhome)	B Aurora	1376	.01075	20-5057
4 (UH 4-plex townhome)	C Aurora	1376	.01075	20-5058
4 (UH 4-plex townhome)	D Sunfire	1766	.01075	20-5059
5 (UH 2-plex townhome)	A Sunfire	1766	.01075	20-5060
5 (UH 2-plex townhome)	B Sunfire	1766	.01075	20-5061
6 (DH 2-plex townhome)	A Juniper	1999	.01075	20-5062
6 (DH 2-plex townhome)	B Juniper	1999	.01075	20-5063
7 (DH 2-plex townhome)	A Juniper	1999	.01075	20-5064
7 (DH 2-plex townhome)	B Juniper	1999	.01075	20-5065
8 (DH 2-plex townhome)	A Juniper	1999	.01075	20-5066
8 (DH 2-plex townhome)	B Juniper	1999	.01075	20-5067
9 (4-plex townhome)	A Juniper	1999	.01075	20-5068
9 (4-plex townhome)	B Sage	1414	.01075	20-5069
9 (4-plex townhome)	C Sage	1414	.01075	20-5070
9 (4-plex townhome)	D Juniper	1999	.01075	20-5071
10 5-plex townhome)	A Sage-E	1414	.01075	20-5072
10 (5-plex townhome)	B Sage-E	1414	.01075	20-5073
10 (5-plex townhome)	C Sage-E	1414	.01075	20-5074
10 (5-plex townhome)	D Sage-E	1414	.01075	20-5075
10 (5-plex townhome)	E Sage-E	1414	.01075	20-5076
11 (6-plex townhome)	A Juniper	1999	.01075	20-5077
11 (6-plex townhome)	B Sage	1414	.01075	20-5078
11 (6-plex townhome)	C Sage	1414	.01075	20-5079
11 (6-plex townhome)	D Sage	1414	.01075	20-5080
11 (6-plex townhome)	E Sage	1414	.01075	20-5081
11 (6-plex townhome)	F Juniper	1999	.01075	20-5082

12 (6-plex townhome)	A Juniper	1999	.01075	20-5083
12 (6-plex townhome)	B Sage	1414	.01075	20-5084
12 (6-plex townhome)	C Sage	1414	.01075	20-5085
12 (6-plex townhome)	D Sage	1414	.01075	20-5086
12 (6-plex townhome)	E Sage	1414	.01075	20-5087
12 (6-plex townhome)	F Juniper	1999	.01075	20-5088
13 (UH 4-plex townhome)	A Sunfire-	1753	.01075	20-5089
13 (UH 4-plex townhome)	B Aurora	1376	.01075	20-5090
13 (UH 4-plex townhome)	C Aurora	1376	.01075	20-5091
13 (UH 4-plex townhome)	D Sunfire	1766	.01075	20-5092
16 (DH 2-plex townhome)	A Juniper	1999	.01075	20-5103
16 (DH 2-plex townhome)	B Juniper	1999	.01075	20-5104
17 (DH 6-plex townhome)	A Juniper	1999	.01075	20-5105
17 (DH 6-plex townhome)	B Sage	1414	.01075	20-5106
17 (DH 6-plex townhome)	C Sage	1414	.01075	20-5107
17 (DH 6-plex townhome)	D Sage	1414	.01075	20-5108
17 (DH 6-plex townhome)	E Sage	1414	.01075	20-5109
17 (DH 6-plex townhome)	F Juniper	1999	.01075	20-5110
19 (DH 4-flex townhome)	A Juniper	1999	.01075	20-5117
19 (DH 4-plex townhome)	B Sage	1414	.01075	20-5118
19 (DH 4-plex townhome)	C Sage-B	1414	.01075	20-5119
19 (DH 4-plex townhome)	D Juniper	1999	.01075	20-5120
20 (6-plex townhome)	A Juniper	1999	.01075	20-5121
20 (6-plex townhome)	B Sage	1414	.01075	20-5122
20 (6-plex townhome)	C Sage	1414	.01075	20-5123
20 (6-plex townhome)	D Sage	1414	.01075	20-5124
20 (6-plex townhome)	E Sage	1414	.01075	20-5125
20 (6-plex townhome)	F Juniper	1999	.01075	20-5126
21 (4-plex townhome)	A Juniper	1999	.01075	20-5127
21 (4-plex townhome)	B Sage	1414	.01075	20-5128
21 (4-plex townhome)	C Sage	1414	.01075	20-5129
21 (4-plex townhome)	D Juniper	1999	.01075	20-5130
22 6-11ex townhome)	A Juniper	1999	.01075	20-5131
22 (6-plex townhome)	B Sage	1414	.01075	20-5132
22 (6-plex townhome)	C Sage	1414	.01075	20-5133
22 (6-plex townhome)	D Sage	1414	.01075	20-5134
22 (6-plex townhome)	E Sage	1414	.01075	20-5135
22 (6-plex townhome)	F Juniper	1999	.01075	20-5136
23 (4-plex townhome)	A Juniper	1999	.01075	20-5137
23 (4-plex townhome)	B Sage	1414	.01075	20-5138
23 (4-plex townhome)	C Sage	1414	.01075	20-5139
23 (4-plex townhome)	D Juniper	1999	.01075	20-5140

24 (4-plex townhome)	A Juniper	1999	.01075	20-5141
24 (4-plex townhome)	B Sage	1414	.01075	20-5142
24 (4-plex townhome)	C Sage	1414	.01075	20-5143
24 (4-plex townhome)	D Juniper	1999	.01075	20-5144
25 (6-plex townhome)	A Juniper	1999	.01075	20-5145
25 (6-plex townhome)	B Sage	1414	.01075	20-5146
25 (6-plex townhome)	C Sage	1414	.01075	20-5147
25 (6-plex townhome)	D Sage	1414	.01075	20-5148
25 (6-plex townhome)	E Sage	1414	.01075	20-5149
25 (6-plex townhome)	F Juniper	1999	.01075	20-5150

<u>Building No.</u>	<u>Townhome No./Floor Plan</u>	<u>Townhome Area in Square Feet</u>	<u>TAX ID#</u>
26 (6-plex townhome)	A Juniper	1999	20-6068
26 (6-plex townhome)	B Sage	1414	20-6069
26 (6-plex townhome)	C Sage	1414	20-6070
26 (6-plex townhome)	D Sage	1414	20-6071
26 (6-plex townhome)	E Sage	1414	20-6072
26 (6-plex townhome)	F Juniper	1999	20-6073
27 (6-plex townhome)	A Juniper	1999	20-6074
27 (6-plex townhome)	B Sage	1414	20-6075
27 (6-plex townhome)	C Sage	1414	20-6076
27 (6-plex townhome)	D Sage	1414	20-6077
27 (6-plex townhome)	E Sage	1414	20-6078
27 (6-plex townhome)	F Juniper	1999	20-6079
28 (6-plex townhome)	A Juniper	1999	20-6080
28 (6-plex townhome)	B Sage	1414	20-6081
28 (6-plex townhome)	C Sage	1414	20-6082
28 (6-plex townhome)	D Sage	1414	20-6083
28 (6-plex townhome)	E Sage	1414	20-6084
28 (6-plex townhome)	F Juniper	1999	20-6085
29 (5-plex townhome)	A Sage-E	1414	20-6086
29 (5-plex townhome)	B Sage-	1414	20-6087
29 (5-plex townhome)	C Sage-	1414	20-6088
29 (5-plex townhome)	D Sage-	1414	20-6089
29 (5-plex townhome)	E Sage-E	1414	20-6090
30 (6-plex townhome)	A Juniper	1999	20-6091
30 (6-plex townhome)	B Sage	1414	20-6092
30 (6-plex townhome)	C Sage	1414	20-6093
30 (6-plex townhome)	D Sage	1414	20-6094
30 (6-plex townhome)	E Sage	1414	20-6095
30 (6-plex townhome)	F Juniper	1999	20-6096
31 (2-plex townhome)	A Juniper	1999	20-6097
31 (2-plex townhome)	B Juniper	1999	20-6098
32 (4-plex townhome)	A Juniper	1999	20-6099
32 (4-plex townhome)	B Sage	1414	20-6100
32 (4-plex townhome)	C Sage	1414	20-6101
32 (4-plex townhome)	D Juniper	1999	20-6102
33 (6-plex townhome)	A Juniper	1999	20-6103
33 (6-plex townhome)	B Sage	1414	20-6104
33 (6-plex townhome)	C Sa a	1414	20-6105
33 (6-plex townhome)	D Sage	1414	20-6106
33 (6-plex townhome)	E Sage	1414	20-6107

33 (6-plex townhome)	F Juniper	1999	20-6108
34 (4-plex townhome)	A Juniper	1999	20-6109
34 (4-plex townhome)	B Sage	1414	20-6110
34 (4-plex townhome)	C Sage	1414	20-6111
34 (4-plex townhome)	D Juniper	1999	20-6112
35 (4-plex townhome)	A Juniper	1999	20-6113
35 (4-plex townhome)	B Sage	1414	20-6114
35 (4-plex townhome)	C Sage	1414	20-6115
35 (4-plex townhome)	D Juniper	1999	20-6116
36 (2-plex townhome)	A Juniper	1999	20-6117
36 (2-plex townhome)	B Juniper	1999	20-6118