

WHEN RECORDED RETURN TO:

Mapleton Heights Owners Association  
44 Red Pine Drive  
Alpine, UT 84004  
Attn: Trent Boggess

Space above for County Recorder's Use

**NOTICE OF REINVESTMENT FEE COVENANT  
(MAPLETON HEIGHTS PLATS B, C, D AND F)**

Pursuant to Section 57-1-46 of the Utah Code, this NOTICE OF REINVESTMENT FEE COVENANT (MAPLETON HEIGHTS PLATS B, C, D AND F) is hereby given for that certain real property located in Utah County, Utah (the "Property") which is more particularly described on Exhibit A attached hereto and incorporated herein, with respect to the following:

1. The Declaration of Covenants, Conditions and Restrictions for Mapleton Heights (the "Declaration"), which pertains to the Property, was recorded in the Office of the Recorder of Utah County, Utah on September 1, 2021 as Entry No. 152610-2021.

2. Pursuant to Section 9 of the Declaration, Mapleton Heights Owners Association, a Utah nonprofit corporation (the "Association"), is authorized to collect a fee (the "Reinvestment Fee") upon the sale of certain transfers of portions of the Property (except for those certain transfers described in the Declaration that are not subject to the Reinvestment Fee).

3. The Reinvestment Fee is payable to the Association at the closing of the transfer of the title of the affected portion of the Property.

4. The Reinvestment Fee shall be paid to the Association, at the following address:

Mapleton Heights Owners Association  
44 Red Pine Drive  
Alpine, UT 84004  
Attn: Trent Boggess

5. The burden of the Reinvestment Fee runs with the land and binds all successors in interest and assigns of the Property.

6. Unless terminated pursuant to the Declaration, the duration of the Reinvestment Fee is perpetual.

7. Pursuant to the Declaration, the Reinvestment Fee shall belong to the Association, and the purpose of the Reinvestment Fee is to benefit the Property, including payment for

common planning, facilities and infrastructure, obligations arising from an environmental covenant, community programming, open space, charitable purposes, Association expenses, or any other purpose authorized by Section 57-1-46 of the Utah Code.

8. The Reinvestment Fees paid under the Declaration are required to benefit the Property.

9. The Reinvestment Fee (as more specifically set forth and described in the Declaration) is the only reinvestment fee covenant to burden the Property, and no additional reinvestment fee covenant of any type or kind may be imposed on the Property.

IN WITNESS WHEREOF, the undersigned has executed this Notice of Reinvestment Fee Covenant (Mapleton Heights Plats B, C, D and F) as of the date set forth on the signature page.

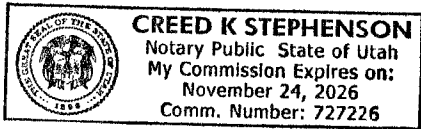
[SIGNATURE PAGE FOLLOWS]

MAPLETON HEIGHTS OWNERS  
ASSOCIATION  
a Utah nonprofit corporation

By: *Bart Boggess*  
Name: Bart Boggess  
Title: President  
Date of Execution: July 26, 2023

STATE OF UTAH                    )  
  : ss.  
COUNTY OF UTAH                )

The foregoing instrument was acknowledged to me this 26<sup>th</sup> day of July, 2023, by Bart Boggess, in his capacity as the President of MAPLETON HEIGHTS OWNERS ASSOCIATION, a Utah nonprofit corporation.



*Creed K. Stephenson*  
NOTARY PUBLIC

**EXHIBIT A  
TO  
NOTICE OF REINVESTMENT FEE COVENANT  
(MAPLETON HEIGHTS PLATS B, C, D AND F)**

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As used in this NOTICE OF REINVESTMENT FEE COVENANT (MAPLETON HEIGHTS PLATS B, C, D AND F), the term “Property” means and refers to that certain real property located in Utah County, State of Utah, more particularly described as follows:

**PLAT B LEGAL DESCRIPTION**

PART OF THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE STREET (U.S. 89), SAID POINT BEING N89°35’31”E 435.39 FEET AND N00°24’29”W 110.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE WESTERLY LINE OF MAPLETON HEIGHTS PLAT A THE FOLLOWING NINE (9) COURSES: (1) N61°49’31”E 4.54 FEET; (2) N74°23’42”E 223.15 FEET; (3) N15°36’18”W 145.26 FEET; (4) N74°23’42”E 107.56 FEET; (5) S51°10’11”E 74.81 FEET; (6) S33°23’22”E 68.69 FEET; (7) S16°51’33”E 355.96 FEET; (8) S20°33’29”E 140.48 FEET; AND (9) S29°58’28”E 257.69 FEET; THENCE S54°25’58”W 1.05 FEET; THENCE S33°52’10”E 498.51 FEET; THENCE S61°49’31”W 362.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE STREET (U.S. 89); THENCE N28°10’55”W ALONG SAID EASTERLY RIGHT OF WAY LINE, 1309.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 448,067 SQUARE FEET

**PLAT C LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE &  
MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°35'31"E  
1091.29 FEET AND S00°24'29"E 463.31 FEET FROM THE  
SOUTHWEST CORNER OF SECTION 22; THENCE  
N54°25'58"E 111.50 FEET; THENCE ALONG A TANGENT  
CURVE TURNING TO THE RIGHT WITH A RADIUS OF  
20.00 FEET, AN ARC LENGTH OF 31.30 FEET, A DELTA  
ANGLE OF 89°39'38", A CHORD BEARING OF S80°44'13"E,  
AND A CHORD LENGTH OF 28.20 FEET; THENCE  
S35°54'24"E 113.22 FEET; THENCE N57°29'51"E 309.44 FEET;  
THENCE N87°16'50"E 297.35 FEET; THENCE N89°59'06"E  
40.00 FEET; THENCE N00°00'54"W 1.89 FEET; THENCE  
N87°24'43"E 25.84 FEET; THENCE N89°38'27"E 69.40 FEET;  
THENCE S00°42'02"E 136.53 FEET; THENCE S35°22'38"E  
48.64 FEET; THENCE S00°00'54"E 344.33 FEET; THENCE  
S24°29'52"E 63.33 FEET; THENCE S11°53'56"E 140.24 FEET;  
THENCE S79°21'22"W 194.40 FEET; THENCE S62°31'48"W  
172.00 FEET; THENCE N27°28'12"W 64.31 FEET; THENCE  
N72°53'21"W 36.20 FEET; THENCE S61°41'29"W 514.08 FEET  
TO THE EASTERLY RIGHT OF WAY LINE OF STATE  
STREET (U.S. 89); THENCE N28°10'55"W ALONG SAID  
EASTERLY RIGHT OF WAY LINE, 305.42 FEET; THENCE  
N61°49'31"E 362.28 FEET; THENCE N33°52'10"W 498.51 FEET  
TO THE POINT OF BEGINNING.

CONTAINING 639,355 SQUARE FEET OR 14.678 ACRES  
MORE OR LESS.

**PLAT D LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE &  
MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF  
MAPLETON HEIGHTS PLAT C, SAID POINT BEING  
N89°35'31"E 1706.01 FEET AND S00°24'29"E 1145.82 FEET  
FROM THE NORTHWEST CORNER OF SAID SECTION 27;  
THENCE ALONG THE SOUTHERLY LINE OF MAPLETON  
HEIGHTS PLAT C THE FOLLOWING TWO (2) COURSES: (1)  
N62°31'48"E 172.00 FEET; AND (2) N79°21'22"E 194.40 FEET;  
THENCE EAST 641.07 FEET; THENCE NORTH 12.77 FEET;  
THENCE N88°31'14"E 82.41 FEET; THENCE N89°25'42"E  
81.58 FEET; THENCE S00°34'18"E 137.00 FEET; THENCE  
S03°47'56"E 40.06 FEET; THENCE S00°34'18"E 148.69 FEET;  
THENCE S89°21'52"W 174.56 FEET; THENCE S07°38'27"E  
0.10 FEET; THENCE S89°30'17"W 740.81 FEET; THENCE  
N00°34'18"W 147.92 FEET; THENCE ALONG A NON-  
TANGENT CURVE TURNING TO THE LEFT WITH A  
RADIUS OF 130.00 FEET, AN ARC LENGTH OF 56.74 FEET,  
A DELTA ANGLE OF 25°00'32", A CHORD BEARING OF  
S75°02'04"W, AND A CHORD LENGTH OF 56.29 FEET;  
THENCE S62°31'48"W 49.69 FEET; THENCE ALONG A  
TANGENT CURVE TURNING TO THE LEFT WITH A  
RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.94 FEET, A  
DELTA ANGLE OF 85°46'32", A CHORD BEARING OF  
S19°38'32"W, AND A CHORD LENGTH OF 27.22 FEET;  
THENCE S66°45'16"W 62.00 FEET; THENCE ALONG A NON-  
TANGENT CURVE TURNING TO THE LEFT WITH A  
RADIUS OF 461.00 FEET, AN ARC LENGTH OF 33.99 FEET,  
A DELTA ANGLE OF 04°13'28", A CHORD BEARING OF  
N25°21'28"W, AND A CHORD LENGTH OF 33.98 FEET;  
THENCE N27°28'12"W 126.31 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 322,362 SQUARE FEET OR 7.400 ACRES  
MORE OR LESS.

**PLAT F LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE &  
MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF  
MAPLETON HEIGHTS PLAT A, SAID POINT BEING  
N89°35'31"E 1970.49 FEET AND S00°24'29"E 317.08 FEET  
FROM THE NORTHWEST CORNER OF SAID SECTION 27;  
THENCE ALONG THE SOUTHERLY LINE OF MAPLETON  
HEIGHTS PLAT A THE FOLLOWING TWO (2) COURSES: (1)  
N89°38'27"E 257.12 FEET AND (2) S89°24'39"E 413.03 FEET;  
THENCE S00°00'42"W 125.71 FEET; THENCE S00°03'11"W  
40.00 FEET; THENCE S00°01'23"W 361.04 FEET; THENCE  
S04°40'34"W 62.70 FEET; THENCE ALONG A NON-  
TANGENT CURVE TURNING TO THE RIGHT WITH A  
RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.77 FEET, A  
DELTA ANGLE OF 93°52'05", A CHORD BEARING OF  
S46°56'02"E, AND A CHORD LENGTH OF 29.22 FEET;  
THENCE SOUTH 103.53 FEET TO THE NORTHERLY LINE  
OF MAPLETON HEIGHTS PLAT D; THENCE WEST ALONG  
SAID NORTHERLY LINE, 601.07 FEET TO THE EASTERLY  
LINE OF MAPLETON HEIGHTS PLAT C; THENCE ALONG  
SAID EASTERLY LINE THE FOLLOWING FIVE (5)  
COURSES: (1) N11°53'56"W 140.24 FEET; (2) N24°29'52"W  
63.33 FEET; (3) N00°00'54"W 344.33 FEET; (4) N35°22'38"W  
48.64 FEET; AND (5) N00°42'02"W 136.53 FEET TO THE  
POINT OF BEGINNING.

CONTAINING 457,846 SQUARE FEET OR 10.511 ACRES  
MORE OR LESS.