

When Recorded Return to:  
DPW Heber, Inc.  
6282 Cobblecrest Rd.  
Holladay, UT 84121

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## NOTICE OF REINVESTMENT FEE COVENANT

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Pursuant to Utah Code § 57-1-46(6), the Saddle Creek Ranch Owners Association, a Utah non-profit corporation (the "**Association**"), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, and any additional land that is annexed into and made subject to the Declaration of Covenants, Conditions, and Restrictions for Saddle Creek, that was recorded on June 16, 2021, as Entry No. 502195 in the records of Wasatch County, and any amendments or supplements thereto (the "**Declaration**"). The Reinvestment Fee Covenant is created by and is set forth in Article V, Section 5.19 of 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 determined by the Association's Board of Directors in accordance with Article 5, Section 5.19 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8).

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the **Saddle Creek** subdivision that:

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

Saddle Creek Owners Association  
6282 Cobblecrest Rd.  
Holladay, UT 84121

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 Wasatch County Recorder.

DATED this 20 day of July, 2021.

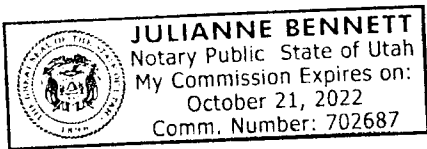
**Saddle Creek Owners Association**  
a Utah nonprofit corporation

By: [Signature]

Its: PRESIDENT

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On the 20 day of July, 2021, personally appeared before me Matthew N Watkins who by me being duly sworn, did say that she/he is an authorized representative of Saddle Creek Owners Association, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



[Signature]  
Notary Public

**EXHIBIT A**

[Legal Description]

All of **SADDLE CREEK SUBDIVISION - PHASE 1**, according to the official plat filed in the office of the Wasatch County Recorder on June 16, 2021 as Entry Number 502193.

Including Lots 1 through 9

**Parcel Numbers: 00-0021-6228 through 00-0021-6236**