

When Recorded Return To:  
Rosing Davidson Frost  
136 Heber Avenue, Suite 205  
Park City, Utah 84060

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**SUPPLEMENTAL NOTICE OF REINVESTMENT FEE COVENANT  
FOR  
HIDEOUT CANYON PHASE 6 RESIDENTIAL, SHORELINE, AND  
GOLDEN EAGLE**

(Pursuant to Utah Code § 57-1-46)

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Pursuant to Utah Code § 57-1-46, this Notice of Reinvestment Fee Covenant (the "**Notice**") provides notice that a reinvestment fee covenant (the "**Reinvestment Fee Covenant**") affects the real property that is described in **Exhibit A** to this Notice. The Reinvestment Fee Covenant has been recorded as part of the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for the Community Preservation Association for Hideout Canyon (the "**Declaration**") with the Office of Recorder for Wasatch County, Utah on November 7, 2016 as Entry No. 431062 for the Hideout Canyon master planned development (the "**Project**"). This Notice may be supplemented from time to time to include additional lots/units as may be annexed into the Project.

**THEREFORE, BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a property conveyance within **HIDEOUT CANYON PHASE 6 RESIDENTIAL, SHORELINE, AND GOLDEN EAGLE** that:

1. The Community Preservation Association (the "**Master Association**") is the beneficiary of the Reinvestment Fee Covenant. The Master Association's address is 6444 N Business Park Loop Road Unit N, Park City, Utah 84098. The address of the Master Association's registered agent, or other authorized representative, may change from time to time. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Master Association on file with the Utah Division of Corporations and/or the Utah Department of Commerce Homeowner Master Association Registry.
2. The Project governed by the Master Association is an approved master-planned development of over 500 units and includes a commitment to fund, construct, develop, or maintain common area and facilities.
3. The burden and obligation of the Reinvestment Fee Covenant is intended to run with the land and to bind successors in interest and assigns of each and every Unit owner in perpetuity. Notwithstanding, the Master Association's members, by and through the voting process outlined in the Declaration, may amend or terminate the Reinvestment Fee Covenant.

4. The purpose of the Reinvestment Fee Covenant is to generate funds dedicated to benefitting the burdened property and payment for: (a) common planning, facilities, and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) open space; (e) recreation amenities; (f) charitable purposes; or (g) Master Association expenses (as defined in Utah Code § 57-1-46(1)(a)) and any other authorized use of such funds.

5. The Reinvestment Fee Covenant benefits the burdened property and the Reinvestment Fee required to be paid is required to benefit the burdened property.

6. The amount of the Reinvestment Fee shall be established by the Master Association's Board of Directors, subject to the applicable requirements of Utah Code § 57-1-46. Unless otherwise determined by the Board, the amount of the Reinvestment Fee shall be 1.25% of the value of the Unit at closing.

7. For the purpose of paragraph 6 of this Notice, the "value" of the Unit shall be the higher of: (1) the purchase price paid for the Unit; (2) the value of the Unit as determined by the property tax assessor on the date of the transfer of title; or (3) the value of the Unit on the date of the transfer of title, as determined in an appraisal that may be obtained (in the discretion of the Board of Directors) and paid for by the Master Association using an appraiser selected by the transferee of the property from a list of three (3) appraisers selected by the Master Association.

8. Pursuant to Utah Code, the Reinvestment Fee Covenant may not be enforced upon: (a) an involuntary transfer; (b) a transfer that results from a court order; (c) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity; (d) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or (e) the transfer of burdened property by a financial institution, except to the extent that the reinvestment fee covenant requires the payment of a common interest association's costs directly related to the transfer of the burdened property, not to exceed \$250.

9. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.

**MASTER ASSOCIATION  
COMMUNITY PRESERVATION ASSOCIATION**

By: William T. Pratt  
William T. Pratt

DATE: 10-11-22

Its: Board Member

STATE OF UTAH )

:SS

COUNTY OF SUMMIT )

Before me, on the 11<sup>th</sup> day of October, 2022, personally appeared William Pratt in his capacity as the Board Member of the Community Preservation Association, and who being sworn by me acknowledged before me that he executed the foregoing instrument in such capacity on behalf of the corporation.



MDZ  
Notary Public

**EXHIBIT A  
LEGAL DESCRIPTION**

All of Hideout Canyon Phase 6 Residential Plat, as shown on the official subdivision final plat on file and of record with the County Recorder for Wasatch County, Utah recorded on August 13, 2021 as Entry No. 505534, and improvements and appurtenances as shown thereon.

Parcel Nos.: 00-0021-6340 through 00-0021-6343

All of Shoreline Phase 1, Plat A, as shown on the official subdivision plat on file and of record with the County Recorder for Wasatch County, Utah recorded on December 18, 2017 as Entry No. 446436, and improvements and appurtenances as shown thereon.

Parcel Nos.: 00-0021-2744 through 00-0021-2759

All of Shoreline Phase 1, Plat B, as shown on the official subdivision plat on file and of record with the County Recorder for Wasatch County, Utah recorded on May 31, 2018 as Entry No. 452137, and improvements and appurtenances as shown thereon.

Parcel Nos.: 00-0021-3043 through 00-0021-3058

All of Shoreline Phase 1, Plat C, as shown on the official subdivision plat on file and of record with the County Recorder for Wasatch County, Utah recorded on August 21, 2018 as Entry No. 455099, and improvements and appurtenances as shown thereon.

Parcel Nos.: 00-0021-3236 through 00-0021-3253

All of Shoreline Phase 2, Plat A, as shown on the official subdivision plat on file and of record with the County Recorder for Wasatch County, Utah recorded on March 21, 2019 as Entry No. 461726, and improvements and appurtenances as shown thereon.

Parcel Nos.: 00-0021-3752 through 00-0021-3799

All of Shoreline Phase 2, Plat B, as shown on the official subdivision plat on file and of record with the County Recorder for Wasatch County, Utah recorded on February 12, 2020 as Entry No. 474375, and improvements and appurtenances as shown thereon.

Parcel Nos.: 00-0021-4729 through 00-0021-4748

All of Shoreline Phase 2, Plat C, as shown on the official subdivision plat on file and of record with the County Recorder for Wasatch County, Utah recorded on October 7, 2020 as Entry No. 486143, and improvements and appurtenances as shown thereon.

Parcel Nos.: 00-0021-5246 through 00-0021-5280

All of Golden Eagle Phase 1, as shown on the official subdivision plat on file and of record with the County Recorder for Wasatch County, Utah recorded on May 17, 2018 as Entry No. 451612, and improvements and appurtenances as shown thereon.

Parcel Nos.: 00-0021-2900 through 00-0021-3008

All of Golden Eagle Phase 2, as shown on the official subdivision plat on file and of record with the County Recorder for Wasatch County, Utah recorded on March 28, 2019 as Entry No. 461913, and improvements and appurtenances thereon.

Parcel Nos.: 00-0021-3827 through 3914

All of Golden Eagle Phase 3, as shown on the official subdivision plat on file and of record with the County Recorder for Wasatch County, Utah recorded on March 28, 2019 as Entry No. 461914, and improvements and appurtenances thereon.

Parcel Nos.: 00-0021-3916 through 00-0021-4051