

WHEN RECORDED RETURN TO:
Country View Villas, LLC
791 North 100 East
Lehi, UT 84043

NOTICE OF REINVESTMENT FEE COVENANT

(Country View Villas Plat "A")

Pursuant to Utah Code § 57-1-46(6), the Country View Villas Owners 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 Declaration of Covenants, Conditions and Restrictions for Country View Villas recorded with the Tooele County Recorder on march 15, 2021 as Entry No. 538182, 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 6.12 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 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 the **Country View Villas** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
Country View Villas Owners Association
791 North 100 East
Lehi, UT 84043
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 Tooele County Recorder.

DATED this 15 day of March, 2021.

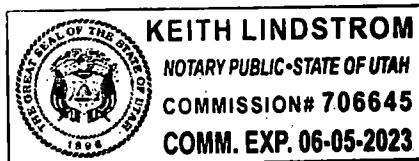
DECLARANT
COUNTRY VIEW VILLAS, LLC
a Utah limited liability company,

By:  Brent Lindstrom

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 15 day of March, 2021, personally appeared before me Brent Lindstrom who by me being duly sworn, did say that she/he is an authorized representative of Country View Villas, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.





Notary Public

EXHIBIT A
[Legal Description]

All of **COUNTRY VIEW VILLAS PLAT "A"**, according to the official plat thereof, as recorded in the office of the Tooele County Recorder.

More particularly described as:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°43'06" EAST 882.22 FEET ALONG THE SECTION LINE TO THE WEST LINE OF TOOEELE ESTATES SUBDIVISION, AS RECORDED APRIL 10, 1998 UNDER ENTRY NO. 109813 IN BOOK 500 AT PAGE 766 IN THE TOOEELE COUNTY RECORDERS OFFICE; THENCE SOUTH 00°15'15" EAST 42.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°43'06" WEST 265.02 FEET; THENCE SOUTH 00°16'54" EAST 248.69 FEET TO A POINT ON A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE 35.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°41'49" (CHORD BEARS NORTH 69°55'01" WEST 34.77 FEET); THENCE SOUTH 89°44'04" WEST 134.04 FEET; THENCE SOUTH 00°15'56" EAST 667.00 FEET; THENCE SOUTH 89°44'04" WEST 194.11 FEET; THENCE SOUTH 00°15'56" EAST 376.29 FEET; THENCE SOUTH 89°41'17" WEST 256.50 FEET TO THE SECTION LINE AND THE EAST LINE OF TOOEELE HIGHLAND ESTATES SUBDIVISION ON FILE AT ENTRY NO. 408831 IN THE TOOEELE COUNTY RECORDER'S OFFICE; THENCE NORTH 00°15'56" WEST 1321.93 FEET ALONG SAID SECTION LINE AND ALONG THE EAST LINE OF SAID TOOEELE HIGHLAND ESTATES SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 13.32 ACRES OR 580,261 SQ. FT. MORE OR LESS, 56 LOTS AND 4 PARCELS

~~Parcel Numbers not yet assigned.~~

LOTS 1 - 56, COUNTRY VIEW VILLAS, PLAT "A"

PARCEL NUMBERS 21-67-1 THRU 21-67-56