
**NOTICE OF REINVESTMENT FEE COVENANT
FOR
MAYFLOWER LAKESIDE TOWNHOMES PHASE 1A**

A P.U.D. PLAT

(Pursuant to Utah Code § 57-1-46)

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 **Declaration of Covenants, Conditions, Easements and Restrictions for Mayflower Lakeside Townhomes (Phase 1A)** (the “**Declaration**”) with the Office of Recorder for Wasatch County, Utah on February 24, 2020, as Entry No. 474813, Book 1283, Page Nos. 497-577.

THEREFORE, BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a property conveyance within Mayflower Lakeside Townhomes Phase 1A that:

1. **Mayflower Lakeside Townhomes (Phase 1A) Owners Association, Inc.** (the “**Association**”) is the beneficiary of the Reinvestment Fee Covenant. The **Association’s** registered address is 345 West 600 South, Suite 127, Heber City, UT 84032. The address of the **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 **Association** on file with the Utah Division of Corporations and/or Utah Department of Commerce Homeowner Associations Registry.

2. **Mayflower Lakeside Townhomes Phase 1A**, governed by the **Association**, is an approved planned community of less than 500 lots and includes a commitment to fund, construct, develop or maintain common area and **Association** 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 lot owner in perpetuity. Subject to applicable law, the **Association’s** Board, by and through the Declaration, may amend the Reinvestment Fee Covenant from time to time.

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 programing;

(d) open space; (e) recreation amenities; (f) charitable purposes; or (g) **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 **Association's** Board of Directors (the "**Board**"), subject to the restrictions of Utah Code § 57-1-46. Unless otherwise determined by the **Board**, the amount of the Reinvestment Fee shall be one half a percent (0.5%) of the value of the lot, including the dwelling and improvements thereon.

7. For the purpose of this **Notice**, the "value" of the lot shall be the higher of: (1) the purchase price paid for the lot, including any dwelling and other improvements thereon; (2) the value of the Lot, including any dwelling and other improvements thereon, as determined by the property tax assessor on the date of the transfer of title; or (3) the value of the Lot, including any dwelling and other improvements thereon, on the date of the transfer of title, as determined in an appraisal that may be obtained (at the discretion of the **Board**) and paid for by the **Association** using an appraiser selected by the transferee of the property from a list of three appraisers selected by the **Association**, as the case may be.

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 or such other amount as may be established by the law.

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

IN WITNESS WHEREOF, the Association has executed and delivered this Notice on the date set forth below, to be effective upon recording with the Office of Recorder for Wasatch County, Utah.

MAYFLOWER LAKESIDE TOWNHOMES PHASE 1A OWNERS ASSOCIATION, INC., a Utah nonprofit corporation

By: *Fred Muir*
Fred Muir

Date: *1/22/2024*
FM

Its: Chair

STATE OF UTAH)
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) :SS
COUNTY OF *Wasatch*)

Before me, on the 22 day of January, 2024, personally appeared *Fred Muir*, in his/her/their capacity as the duly authorized representative of Mayflower Lakeside Townhomes Phase 1A Owners Association, Inc., personally known to me or proved on the basis of satisfactory evidence and acknowledged to me that he/she/they executed the foregoing instrument in such capacity on behalf of the company.

Laurie Erin Lythgoe
Notary Public

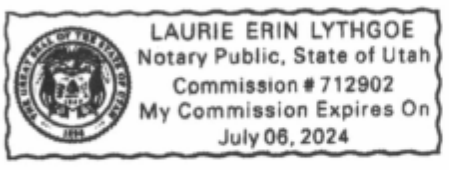


EXHIBIT "A"
PROPERTY DESCRIPTION

The real property and lots or lots referred to in the foregoing Notice are located in Wasatch County, Utah and more particularly described as follows:

Mayflower Lakeside Townhomes Phase 1A, all lots, as shown on the official plat thereof on file and of record with the Office of Recorder for Wasatch County, UT, recorded on February 24, 2020, as Entry No. 474812, and appurtenant common area.

Lot Nos.: 1 through 34

Parcels #s 21-4835 through 21-4868

PARCEL ONE:

A parcel of land located in the Southwest Quarter of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian. The Basis of Bearing for this description is North $00^{\circ} 07' 04''$ West between the found monuments for the Northeast Corner of Section 25, Township 2 South, Range 4 East also being the Southwest corner of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and the West Quarter corner of said Section 19. More particularly described as follows;

Beginning at a point on the west section line of Section 19 which is North $00^{\circ} 07' 04''$ West along the West Section Line of section 19, 1343.52 feet from the Northeast Corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

THENCE North $00^{\circ} 07' 04''$ West, 976.02 feet to a point on the westerly right of way of the Rail Trail Road, also the beginning of a non-tangent curve concave southwesterly and has a radius of 420.00 feet;

THENCE southerly along said curve through a central angle of $33^{\circ} 55' 18''$ an arc distance of 248.66 feet (Chord bears South $59^{\circ} 56' 54''$ East 245.04 feet) to a point of tangency;

THENCE proceeding along the right of way of said Rail Trail Road for the next four calls, South $42^{\circ} 59' 15''$ East, 88.04 feet to the beginning of a tangent curve concave westerly and has a radius of 390.00 feet;

THENCE southerly along said curve through a central angle of $56^{\circ} 16' 35''$ an arc distance of 383.06 feet (Chord bears South $14^{\circ} 50' 57''$ East 367.85 feet) to a point of tangency;

THENCE South $13^{\circ} 17' 20''$ West, 223.58 feet to the beginning of a tangent curve concave easterly and has a radius of 495.00 feet;

THENCE southerly along said curve through a central angle of $23^{\circ} 11' 13''$ an arc distance of 200.32 feet (Chord bears South $01^{\circ} 41' 44''$ WEST 198.96 feet);

THENCE South $86^{\circ} 51' 15''$ West, 307.58 feet to the point of beginning;

Containing 6.73 acres, more or less.

PARCEL TWO:

A parcel of land located in the Southwest Quarter of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian. The Basis of Bearing for this description is North 00° 07' 04" West between the found monuments for the Northeast Corner of Section 25, Township 2 South, Range 4 East also being the Southwest corner of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and the West Quarter corner of said Section 19. More particularly described as follows;

Beginning at a point that is the West Quarter Corner of Section 19, Township 2 South, Range 5 East; Salt Lake Base and Meridian;

THENCE North 89°57'29" East, 328.67 feet;

THENCE South 00°06'41" East, 329.55 feet;

THENCE North 89°57'16" East, 329.18 feet;

THENCE South 00°10'04" East, 659.05 feet;

THENCE North 90°00'00" West, 261.43 feet to a point on the easterly right of way of the Rail Trail Road;

THENCE proceeding along said Rail Trail Road for the next four calls, North 13°17'20" East, 115.10 feet to the beginning of a tangent curve concave westerly and has a radius of 450.00 feet; THENCE northerly along said curve through a central angle of 56°16'35" an arc distance of 441.99 feet (Chord bears North 14° 50' 57" West 424.44 feet) to a point of tangency;

THENCE North 42°59'15" West, 88.04 feet to the beginning of a tangent curve concave southwesterly and has a radius of 480.00 feet;

THENCE northerly along said curve through a central angle of 35°35'50" an arc distance of 298.22 feet (Chord bears North 60° 47' 10" West 293.44 feet);

THENCE North 00°07'04" West, 258.19 feet to the point of beginning;

Containing 6.61 acres, more or less.