

WHEN RECORDED RETURN TO:  
Jordanelle Ridge Master Association  
PO Box 708400  
Sandy, UT 84070-8400

Ent 548649 Bk 1484 Pg 1016-1023  
Date: 13-AUG-2024 2:46:36PM  
Fee: \$938.00 Check Filed By: CO  
MARCY M MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
For: JORDANELLE RIDGE MASTER ASSOCIA  
TION

Space Above for Recorder's Use Only

APN: (See Exhibit A)

**Notice of Assessment & Notice of Reinvestment Fee Covenant  
Jordanelle Ridge Master Association**

In accordance with the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Jordanelle Ridge Master Association, each lot or Unit within the Jordanelle Ridge Master Planned Community is subject to recurring assessments. Additionally, the Buyer or Seller of a lot or Unit shall be required to pay a Reinvestment Fee to Jordanelle Ridge Master Association at the time of closing or settlement of the sale of the lot or Unit.

Escrow agents, title companies, or others desiring current information regarding assessments, reinvestment fees, mailing addresses, payment information, governing documents, questionnaires, or other association information should visit [www.JRMHOA.com](http://www.JRMHOA.com). **For additional questions please email [HOAmanager@JRMHOA.com](mailto:HOAmanager@JRMHOA.com), or call (801) 316-3217. The official name of the association is Jordanelle Ridge Master Association. The mailing address is PO Box 708400, Sandy, UT 84070-8400.**

This notice affects the lots and Units referenced in **Exhibit "A"** below and any subsequent lots or Units added to the community via appropriate expansion documentation.

This is a large master planned development as defined in Utah Code Ann., Section 57-1-46(1)(f) (2010), as amended or supplemented, so the amount of the Reinvestment Fee may exceed .5% of the value of the lot or Unit at the time of closing pursuant to Utah Code Ann., Section 57-1-46(5) (2010) as amended or supplemented.

The burden of the Reinvestment Fee Covenant is intended to run with the Land and to bind successors in interest and assigns thereof.

The duration of the Reinvestment Fee Covenant is ongoing until amended or supplemented.

The purpose of the Reinvestment Fee is limited to one or more of the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; or association expenses (including, but not limited to, administrative set-up fees).

The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Land or any lot or Unit.

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the burdened property.

[Signatures and Acknowledgements on Next Page]

IN WITNESS WHEREOF, the Jordanelle Ridge Master Association has executed this Notice the 16<sup>th</sup> day of July, 2024.

JORDANELLE RIDGE MASTER ASSOCIATION

By: [Signature]

Name: CODY WINTERTON

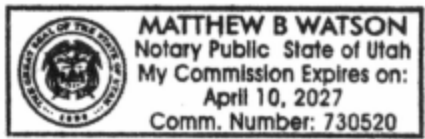
Title: Authorized Agent

ACKNOWLEDGMENT

STATE OF UTAH )  
 )ss:  
COUNTY OF SALT LAKE )

On the 16<sup>th</sup> day of July, 2024, personally appeared before me Cody Winterton, who by me being duly sworn, did say that he is the Authorized Representative of Jordanelle Ridge Master Association and that the within and foregoing notice was signed in behalf of said Association by the authority of its Board of Directors, and said Cody Winterton duly acknowledged to me that said Association authorized the same.

[Signature]  
NOTARY PUBLIC



**Exhibit "A"**

This notice shall affect the parcels, lots, and Units listed below as well as any subsequent lots or Units added to the Community via appropriate expansion documentation:

Multiple parcels of land located in the Southwest Quarter of Section 20 and the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian and is more particularly described and combined into one as follows:

Beginning at the North Quarter Corner of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running thence South 00°41'51" East 1682.76 feet;  
thence South 89°15'31" West 1099.87 feet to the easterly right of way line of State Highway 40;  
thence along said easterly right of way line the following two courses:

1) North 01°51'18 East 4.30 feet;

2) Along a non-tangent curve to the left, having a radius of 2914.90 feet, a distance of 1428.78 feet, a chord direction of North 12°11'14" West and a chord distance of 1414.52 feet;

thence North 56°17'51" East 215.35 feet;

thence North 21°30'13" West 147.69 feet;

thence North 05°51'07" East 159.38 feet;

thence North 23°50'00" West 184.00 feet;

thence North 20°27'46" West 66.50 feet;

thence North 60°41'37" East 99.44 feet;

thence North 00°00'00" East 283.22 feet;

thence South 89°59'36" East 1247.43 feet to the East line of the Northwest Quarter of said Section 20;

thence along said East line South 00°00'14" West 667.88 feet to the Point of Beginning

AND

LOTS 1 through 5, 17 to 27, 39 to 43, and 74 to 83 as designated on the JORDANELLE RIDGE VILLAGE 2 POD 21A PHASE 1 SUBDIVISION plat, as recorded in the office of Wasatch County Recorder, State of Utah on November 27, 2023 as Entry #53907, Book 1459 Page 1144

LOTS 281 to 290 and P20-1-101 to P20-1-113, P20-1-185 to P20 -1-193 as designated on the JORDANELLE RIDGE VILLAGE 2 PODE 20A PHASE 1 SUBDIVISION plat, as recorded in the office of Wasatch County Recorder, State of Utah on October 19, 2022 as Entry #525969, Book 1426 Page 0660

LOTS P20-4-114 to P20-4-118, P20-5-119 to P20-5-123, P20-18--177 to P20 -19-180, P20-19-181 to P20-19-184, P20-22-194 to P20-22-197, P20-23-198 to P20-23-202, P20-23-203 to P20-24-206, P20-38-270 to P20-38-275, P20-39-276 to P20-39-280 as designated on the JORDANELLE RIDGE VILLAGE 2 POD 20 PHASE 2 SUBDIVISION plat, as recorded in the office of Wasatch County Recorder, State of Utah on August 22, 2023 as Entry #53845 Book 1451 Page 0199

LOTS P20-6-124 to P20-6-127, P20-7-128 to P20-7-131, P20-8-132 to P20-8-136, P20-9-137 to P20-9-140, P20-10-141 to P20-10-144, P20-11-145 to P20-11-148, P20-12-149 to P20-12-154, P20-13-155 to P20-13-159, P20-14-160 to P20-14-163, P20-15-164 to P20-15-168, P20-16-169 to P20-16-172, P20-17-173 to P20-17-176, P20-18-207 to P20-18-211, P20-19-212 to P20-19-215, P20-20-216 to P20-20-220, P20-21-221 to P20-21-225, P20-22-226 to P20-22-229, P20-23-230 to P20-23-234, P20-24-235 to P20-24-239, P20-25-240 to P20-25-244, P20-26-245 to P20-26-250, P20-27-251 to P20-27-255, P20-28-256 to P20-28-261, P20-29-262 to P20-29-265, P20-30-266 to P20-30-269, and 291-341, as designated on the JORDANELLE RIDGE VILLAGE 2 POD 20 PH 3 SUBDIVISION plat, as recorded in the office of Wasatch County Recorder, State of Utah on February 02, 2024 as Entry #541863 Book 1466 Page 0738

LOTS P21-1-66 to P21-1-68, P21-2-69 to P21-2-71, P21-3-72 to P21-3-75, P21-4-76 to P21-4-79, P21-5-80 to P21-5-83, and 2101-2125, 2165, 2164, as designated on the JORDANELLE RIDGE VILLAGE 2 POD 21B PHASE 1 SUBDIVISION plat, as recorded in the office of Wasatch County Recorder, State of Utah on January 1, 2024 as Entry #540674 Book 1463 Page 0616

LOTS P21-6-84 to P21-6-87, P21-7-88 to P21-7-91, P21-8-92 to P21-8-96, P21-9-97 to P21-9-99, P21-10-100 to P21-10-102, P21-11-103 to P21-11-105, P21-12-106 to P21-12-108, P21-13-109 to P21-13-113, P21-14-114 to P21-14-118, P21-15-119 to P21-15-122, P21-16-123 to P21-16-126, P21-25-158 to P21-25-161, and 2126-2139, 2160-2163, as designated on the JORDANELLE RIDGE VILLAGE 2 POD 21B PHASE 2 SUBDIVISION plat, as recorded in the office of Wasatch County Recorder, State of Utah on April 25, 2024 as Entry #544538 Book 1473 Page 490

LOTS P21-17-127 to P21-17-130, P21-18-131 to P21-18-135, P21-19-136 to P20-21-138, P21-20-139 to P21-20-142, P21-21-143 to P21-21-145, P21-22-146 to P21-22-149, P21-23-150 to P21-23-153, P21-24-154 to P21-24-157, P21-26-162 to P21-26-165, P21-27-166 to P21-27-169, P21-28-170 to P21-28-172, P21-29-173 to P21-29-176, P21-30-177 to P21-30-179 and 2140 to 2159, as designated on the JORDANELLE RIDGE VILLAGE 2 POD 21B PHASE 3 SUBDIVISION plat, as recorded in the office of Wasatch County Recorder, State of Utah, on April 25, 2024 as Entry #544539 Book 1473 Page 738

LOTS 200 to 226 as designated on the JORDANELLE RIDGE VILLAGE 2 POD 22A PHASE 1 SUBDIVISION plat, as recorded in the office of Wasatch County Recorder, State of Utah on August 2, 2024 as Entry #547235 Book 1480 Page 0881

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