
NOTICE OF REINVESTMENT FEE COVENANT

(Turnberry Woods)

Pursuant to Utah Code § 57-1-46(6), Turnberry Woods Homeowners Association, Inc. (“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 Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Turnberry Woods recorded in the office of the Wasatch County Recorder, 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 is required to pay a reinvestment fee, 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 applicable 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 **Turnberry Woods** that:

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

Turnberry Woods Homeowners Association, Inc.
c/o Cartwright Property Management
P.O. Box 781
Midway, UT 84049
435-201-4242
cartwrightcpm@gmail.com

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 unless otherwise amended.

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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. For the amount of the Reinvestment Fee owed, please contact the Association.

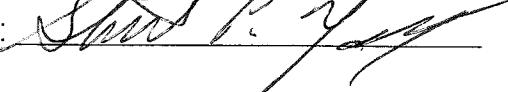
IN WITNESS WHEREOF, Turnberry Woods Homeowners Association, Inc. has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Wasatch County Recorder.

[SIGNATURE ON FOLLOWING PAGE]

DATED this 3 day of July, 2025.

**Turnberry Woods Homeowners
Association, Inc.**
a Utah Non-Profit Corporation

Signature:



Name: Stuart P. Young

Title: President

STATE OF UTAH

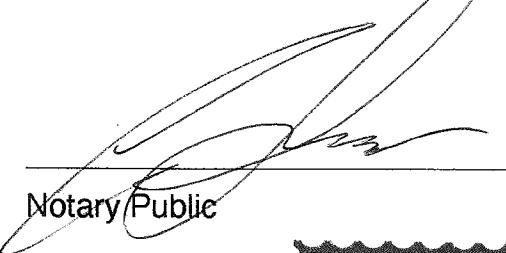
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) ss.

COUNTY OF Wasatch

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On the 3 day of July, 2025, Stuart P. Young [Name] personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of Turnberry Woods Homeowners Association, Inc. and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.



Notary Public

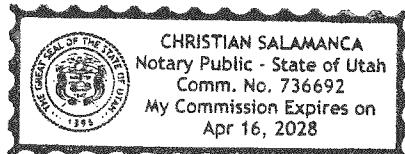


EXHIBIT A

Legal Description and Parcel Numbers

All of Turnberry Woods PUD Phase 1 Plat A recorded in the Office of Wasatch County Recorder, including Lots 1-24 and Common Area.

Parcel Numbers: 00-0020-2951 through 00-0020-2974

All of Turnberry Woods PUD Phase 1 Plat B recorded in the Office of Wasatch County Recorder, including Lots 25-28 and Common Area.

Parcel Numbers: 00-0020-5160 through 00-0020-5163

All of Turnberry Woods PUD Phase 2 (Amended) plat recorded in the Office of Wasatch County Recorder, including Lots 29-35 and Common Area.

Parcel Numbers: 00-0020-3469 through 00-0020-3475

All of "The Point" at Turnberry Woods PUD Lots 36 &37 Amended also known as Turnberry Woods Phase 3 plat recorded in the Office of Wasatch County Recorder, including Lots 36-37.

Parcel Numbers: 00-0020-5585 through 00-0020-5586

Lots 38-39 and Common Area as shown on "The Point" at Turnberry Woods PUD also known as Turnberry Woods Phase 3 Amended plat recorded in the Office of Wasatch County Recorder.

**Parcel Numbers: 00-0020-5587
00-0020-6401**

(39 Total Parcels)