

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

Ent 567863 Bk 1539 Pg 1094-1099
Date: 09-DEC-2025 9:20:29AM
Fee: \$280.00 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. **For additional questions please email 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 8th day of December, 2025.

JORDANELLE RIDGE MASTER ASSOCIATION

By: Cody Winterton

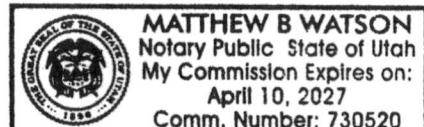
Name: Cody Winterton

Title: President

ACKNOWLEDGMENT

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

On the 8th day of December, 2025 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.



John Blak
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 $00^{\circ}41'51''$ East 1682.76 feet; thence South $89^{\circ}15'31''$ 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 $01^{\circ}51'18''$ 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 $12^{\circ}11'14''$ West and a chord distance of 1414.52

feet;

thence North $56^{\circ}17'51''$ East 215.35 feet;

thence North $21^{\circ}30'13''$ West 147.69 feet;

thence North $05^{\circ}51'07''$ East 159.38 feet;

thence North $23^{\circ}50'00''$ West 184.00 feet;

thence North $20^{\circ}27'46''$ West 66.50 feet;

thence North $60^{\circ}41'37''$ East 99.44 feet;

thence North $00^{\circ}00'00''$ East 283.22 feet;

thence South $89^{\circ}59'36''$ East 1247.43 feet to the East line of the Northwest Quarter of said Section 20;

thence along said East line South $00^{\circ}00'14''$ West 667.88 feet to the Point of Beginning

LESS

A description of a tract of land completely contained within Township 3 South, Range 5 East, Salt Lake and Base and Meridian. All sections called to and along within this description are within said Township and Range.

Beginning at the South Quarter Corner of Section 20, and running

thence South $00^{\circ}41'38''$ East 518.02 feet along the North-South Quarter section line of Section 29 to the Easterly Right-of-Way Line of Valley Hills Boulevard;

thence along said Easterly Right-of-Way Line the following five (5) courses:

(1) Northwesterly 49.60 feet along the arc of a 1,966.00 foot radius curve to the right (center bears North $69^{\circ}27'21''$ East and the chord bears North $19^{\circ}49'17''$ West 49.60 feet with a central angle of $01^{\circ}26'44''$);

(2) North $19^{\circ}05'55''$ West 223.36 feet;

(3) Northwesterly 176.87 feet along the arc of a 1,034.00 foot radius curve to the left (center bears South 70°54'05" West and the chord bears North 23°59'56" West 176.65 feet with a central angle of 09°48'02");

(4) North 28°53'57" West 125.57 feet;

(5) Northeasterly 28.27 feet along the arc of a 18.00 foot radius curve to the right (center bears North 61°06'03" East and the chord bears North 16°06'03" East 25.46 feet with a central angle of 90°00'00") to the Southerly Right-of-Way Line of Fitzgerald Road;

thence North 61°06'03" East 238.85 feet along said Southerly Right-of-Way Line to the North-South Quarter section line;

thence South 00°00'09" West 150.95 feet along the North-South Quarter section line to the point of beginning.

AND

LOTS 6 through 16, 28 to 38, and 44 to 73 as designated on the JORDANELLE RIDGE VILLAGE 2 POD 21A PHASE 2 SUBDIVISION plat, as recorded in the office of Wasatch County Recorder, State of Utah on April 01, 2025 as Entry #557795, Book 1510 Page 1404

AND

LOTS 101 to 135 as designated on the FITZGERALD FARMS NO. 1 PHASE 1A plat, as recorded in the office of Wasatch County Recorder, State of Utah on June 27, 2025 Entry #561133 Book 1520 Page 0406

AND

LOTS 135 to 152 as designated on the FITZGERALD FARMS NO. 1 PHASE 1B plat, as recorded in the office of Wasatch County Recorder, State of Utah on June 27, 2025, Entry #561134 Book 1502 Page 0407

AND

LOTS 227 to 244 as designated on the JORDANELLE RIDGE VILLAGE POD 22A PHASE 2 plat, as recorded in the office of Wasatch County Recorder, State of Utah on August 28, 2025, Entry #563710 Book 1527 Page 0114-0115

APN:

00-0022-1987	00-0022-1993	00-0022-1999	00-0022-2005
00-0022-1988	00-0022-1994	00-0022-2000	00-0022-2006
00-0022-1989	00-0022-1995	00-0022-2001	00-0022-2007
00-0022-1990	00-0022-1996	00-0022-2002	00-0022-2008
00-0022-1991	00-0022-1997	00-0022-2003	00-0022-2009
00-0022-1992	00-0022-1998	00-0022-2004	00-0022-2010

00-0022-2011	00-0022-2186	00-0022-2367
00-0022-2012	00-0022-2187	00-0022-2368
00-0022-2013	00-0022-2188	00-0022-2369
00-0022-2014	00-0022-2189	00-0022-2370
00-0022-2015	00-0022-2190	00-0022-2371
00-0022-2016	00-0022-2191	00-0022-2372
00-0022-2017	00-0022-2192	00-0020-0510
00-0022-2018	00-0022-2193	00-0022-0538
00-0022-2019	00-0022-2194	00-0022-0448
00-0022-2020	00-0022-2195	00-0021-2742
00-0022-2021	00-0022-2198	00-0020-1056
00-0022-2022	00-0022-2197	00-0022-0752
00-0022-2023	00-0022-2196	00-0021-2621
00-0022-2024	00-0022-2199	00-0022-0782
00-0022-2025	00-0022-2200	00-0007-8480
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00-0022-2027	00-0022-2202	
00-0022-2028	00-0022-2203	
00-0022-2029	00-0022-2204	
00-0022-2030	00-0022-2205	
00-0022-2031	00-0022-2206	
00-0022-2032	00-0022-2207	
00-0022-2033	00-0022-2208	
00-0022-2034	00-0022-2209	
00-0022-2035	00-0022-2210	
00-0022-2036	00-0022-2211	
00-0022-2037	00-0022-2212	
00-0022-2038	00-0022-2213	
00-0022-2171	00-0022-2214	
00-0022-2172	00-0022-2215	
00-0022-2173	00-0022-2216	
00-0022-2174	00-0022-2217	
00-0022-2175	00-0022-2218	
00-0022-2176	00-0022-2219	
00-0022-2177	00-0022-2220	
00-0022-2178	00-0022-2221	
00-0022-2179	00-0022-2222	
00-0022-2180	00-0022-2223	
00-0022-2181	00-0022-2224	
00-0022-2182	00-0022-2225	
00-0022-2183	00-0022-2226	
00-0022-2184	00-0022-2227	
00-0022-2185	00-0022-2228	