

WHEN RECORDED, RETURN TO:

RICHARDS LAW, PC
4141 So. Highland Drive, Ste. 225
Salt Lake City, UT 84124
(See Below for HOA Contact Info)

NOTICE OF REINVESTMENT FEE COVENANT

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES:

That owning, purchasing or assisting with the closing of a property conveyance within **PONY EXPRESS TOWNHOMES HOA** (the "Association"), that a certain Declaration of Covenants, Conditions, and Restrictions for Pony Express Townhomes was recorded on June 20, 2018 as Document Entry No. 57451:2018, in the Utah County Recorder's Office (the "Declaration") and that the Declaration (and any amendments thereto) established certain obligations of which all owners, sellers and buyers should be aware that:

1. A reinvestment fee is due upon transfer of title. The name and address of the beneficiary under the above referenced reinvestment fee covenant is **Alta Ridge Construction, LC and JRT Townhomes, LLC ("Declarant")** c/o Advanced Community Services, PO Box 179, Lehi, UT 84043 - (801) 641-1844. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its primary contact, as designated in the Utah Homeowner Associations Registry, which is available at the website of the Utah Department of Commerce.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land described as:

All Lots and Common Area, PONY EXPRESS TOWNHOMES Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder, state of Utah.

Parcels Numbers - 49:796:0001 through 49:796:0051 / See attached Exhibit "A"

and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the property. The duration of the above referenced reinvestment fee covenant is perpetual.

3. The Association, as listed above, must be contacted for the reinvestment fee amount which may change from time to time, in an amount up to .5% of the total sales price of each respective Lot upon transfer of title. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide for the Association's costs directly related to the transfer of the property and may also provide for payment in part of Association expenses. The fee required to be paid under the reinvestment fee covenant is required to benefit the Property.

4. Some exceptions may apply to the Reinvestment Fee pursuant to Article VI, Section 6.8 of the Declaration of Covenants, Conditions and Restrictions for the Association.

DATE: _____, 2018.

JRT Townhomes, LLC

By: _____
Its: _____

DATE: June 27, 2018.

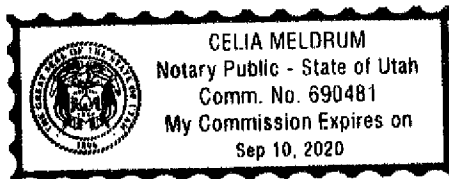
ALTA RIDGE CONSTRUCTION LC

By: Matt Alder
Its: MANAGING MEMBER

STATE OF UTAH

COUNTY OF SL

7 the managing member of Alta Ridge Construction LC who
personally, appeared before me and acknowledged that he
has knowledge of the facts set forth in the Notice and that he believes that all statements made in
this Notice are true and correct. Subscribed and sworn to before me on
June 27, 2018.



Celia Meldrum
Notary Public

DATE: 6/27/18, 2018.

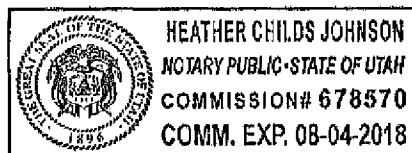
JRT Townhomes, LLC

By: Jacob R Thompson
Its: manager

STATE OF UTAH

COUNTY OF Davis

Jacob R. Thompson → its manager of JRT Townhomes, LLC who personally, appeared before me and acknowledged that he has knowledge of the facts set forth in the Notice and that he believes that all statements made in this Notice are true and correct. Subscribed and sworn to before me on 6/27, 2018.



[Signature]
Notary Public

Exhibit "A"

Lots 1-51 of Pony Express Townhomes

Lot 1: 49:796:0001
Lot 2: 49:796:0002
Lot 3: 49:796:0003
Lot 4: 49:796:0004
Lot 5: 49:796:0005
Lot 6: 49:796:0006
Lot 7: 49:796:0007
Lot 8: 49:796:0008
Lot 9: 49:796:0009
Lot 10: 49:796:0010
Lot 11: 49:796:0011
Lot 12: 49:796:0012
Lot 13: 49:796:0013
Lot 14: 49:796:0014
Lot 15: 49:796:0015
Lot 16: 49:796:0016
Lot 17: 49:796:0017
Lot 18: 49:796:0018
Lot 19: 49:796:0019
Lot 20: 49:796:0020
Lot 21: 49:796:0021
Lot 22: 49:796:0022
Lot 23: 49:796:0023
Lot 24: 49:796:0024
Lot 25: 49:796:0025
Lot 26: 49:796:0026
Lot 27: 49:796:0027
Lot 28: 49:796:0028
Lot 29: 49:796:0029
Lot 30: 49:796:0030
Lot 31: 49:796:0031
Lot 32: 49:796:0032
Lot 33: 49:796:0033
Lot 34: 49:796:0034
Lot 35: 49:796:0035
Lot 36: 49:796:0036
Lot 37: 49:796:0037
Lot 38: 49:796:0038
Lot 39: 49:796:0039
Lot 40: 49:796:0040
Lot 41: 49:796:0041
Lot 42: 49:796:0042
Lot 43: 49:796:0043
Lot 44: 49:796:0044
Lot 45: 49:796:0045
Lot 46: 49:796:0046
Lot 47: 49:796:0047
Lot 48: 49:796:0048
Lot 49: 49:796:0049
Lot 50: 49:796:0050
Lot 51: 49:796:0051