

**AFTER RECORDING, RETURN TO:**

The Towns at Mountain View Community Homeowners Association  
1875 W. 3600 S., Unit C  
West Valley, UT 84119  
Attention: Management

**NOTICE OF REINVESTMENT FEE COVENANT**

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument serves as a record notice that each Lot that is a part of the project to be completed on property located in Tooele County, Utah, and more particularly described on Exhibit A attached hereto (collectively, the "Property"), is subject to that certain reinvestment fee covenant that is set forth in that certain Declaration of Covenants, Conditions, and Restrictions for The Towns at Mountain View, duly recorded on May 31, 2024, as Entry No. 603765 in Book N/A on Page N/A in the Official Records of Tooele County, State of Utah (as amended from time to time, the "Declaration"). Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Declaration.

**NOTICE IS HEREBY GIVEN THAT:**

1. Each Lot is subject to a reinvestment fee covenant requiring payment of a reinvestment fee to The Towns at Mountain View Community Homeowners Association, Inc. (the "Association").
2. The Reinvestment Fee shall be paid to the Association and delivered to:  
  
The Towns at Mountain View Community Homeowners Association, Inc.  
1875 W. 3600 S., Unit C  
West Valley, UT 84119
3. The notarized signature of an authorized representative of the Association is set forth below on the signature page.
4. The reinvestment fee covenant, which is described in Section 6.10.3 of the Declaration, is intended to run with the Lots in the Property and to bind all successors in interest and assigns.
5. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the Property.
6. The reinvestment fee covenant shall remain in full force and effect for so long as the Declaration encumbers the Property.
7. The purpose of the Reinvestment Fee is to provide the Association with funds to benefit the Property.
8. The Reinvestment Fee is required to be used by the Association to benefit the Property.

*[Signature Page Follows]*

DATED: April 26, 2024

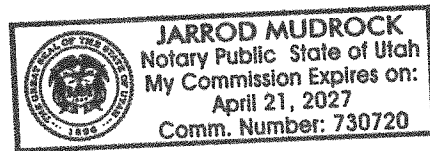
**THE TOWNS AT MOUNTAIN VIEW  
COMMUNITY HOMEOWNERS  
ASSOCIATION, INC.,**  
a Utah nonprofit corporation

By: [Signature]  
Name: Jared Shupe  
Title: Manager

STATE OF Utah )  
  :SS.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 26 day of April, 2024, by Jared Shupe, as Manager of The Towns at Mountain View Community Homeowners Association, Inc., a Utah nonprofit corporation.

[Signature]  
Notary Public



**Exhibit A****Legal Description**

*A parcel of land, situate in the Northeast Quarter of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the in Tooele City, Tooele County, Utah, more particularly described as follows:*

*Beginning at a point North 88°50'17" West 148.90 feet and South 20°00'00" West 201.43 feet from the intersection of the South line of 520 South Street (formerly known as 4th South Street) and the west line of State Road 36 (also known as as U-36), said point of beginning also being South 89°39'39" West 1972.44 feet along the section line and South 0°20'19" East 694.36 feet from the Northeast Corner of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:*

*thence South 20°00'00" West 111.70 feet;  
thence South 70°00'00" East 123.60 feet to the westerly line of said State Road 36;  
thence Southwesterly 444.69 feet along the arc of a 1587.02-foot radius curve to the right (center bears North 60°42'43" West and the long chord bears South 37°18'56" West 443.24 feet through a central angle of 16°03'17") along the westerly line of said State Road 36;  
thence North 83°44'38" West 172.07 feet to the easterly line of 50 West Street;  
thence North 22°12'36" East 522.18 feet along said east line of said 50 West Street;  
thence South 89°09'02" East 164.42 feet to the point of beginning.*

**ALSO BEING DESCRIBED AS:**

**Lots 1 through 32, inclusive, THE TOWNS AT MOUNTAIN VIEW SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Tooele County Recorder, State of Utah.**

**Together with Common Areas.**

Parcel ID No's: 22-024-0-0001, 22-024-0-0002, 22-024-0-0003, 22-024-0-0004, 22-024-0-0005, 22-024-0-0006, 22-024-0-0007, 22-024-0-0008, 22-024-0-0009, 22-024-0-0010, 22-024-0-0011, 22-024-0-0012, 22-024-0-0013, 22-024-0-0014, 22-024-0-0015, 22-024-0-0016, 22-024-0-0017, 22-024-0-0018, 22-024-0-0019, 22-024-0-0020, 22-024-0-0021, 22-024-0-0022, 22-024-0-0023, 22-024-0-0024, 22-024-0-0025, 22-024-0-0026, 22-024-0-0027, 22-024-0-0028, 22-024-0-0029, 22-024-0-0030, 22-024-0-0031, 22-024-0-0032 and 22-024-0-00CA