

NOTICE OF REINVESTMENT FEE COVENANT
(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant (“Notice”) that satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the “Reinvestment Fee Covenant”) that was duly approved and recorded on July 11, 2024, as Entry No. 605448 against the Property within the Declaration of Covenants, Conditions, Restrictions and easements for South Willow Ranches Subdivision (“Declaration”).

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

1. The name and address of the beneficiary under the above referenced Reinvestment Fee Covenant is South Willow Ranches Owners Association, Inc., c/o Desert Edge Property Management; 9135 Monroe Plaza Way, Suite A, Sandy, Utah 84070. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce, Division of Corporations.

2. The burden of the above referenced Reinvestment Fee Covenant is intended to run with the Property, described in **Exhibit “A”**, and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such Reinvestment Fee Covenant, as provided in the Association’s governing documents.

3. Reinvestment Fee Covenant. A one-time reinvestment fee shall be paid to the Association when a change in ownership or transfer of a Lot occurs in the amount of one-half of one percent (0.005) of the gross sales price of a Lot (unless a lesser amount is established by Board from time to time). Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the administration, maintenance, and operations of the Association’s Common Areas and facilities, and Association expenses.

DATED: July 15, 2024.

SOUTH WILLOW RANCHES OWNERS ASSOCIATION, INC.



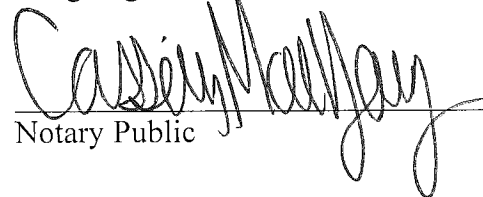
Blake D. Johnson
Attorney and Authorized Agent for
South Willow Ranches Owners Association, Inc.

STATE OF UTAH)

: ss

COUNTY OF WEBER)

Blake D. Johnson being first duly sworn, says that he is the attorney and authorized agent for South Willow Ranches Owners Association, Inc. is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.



Notary Public

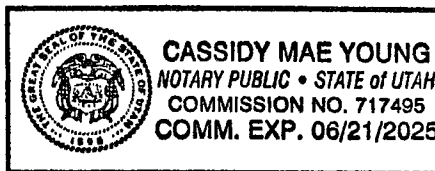


Exhibit "A"

Phase 1

All of Lots 101 through 171, and Lots A, B, C & D, South Willow Ranches Subdivision, a subdivision of Grantsville City, county of Tooele, state of Utah.

Tax I.D. Nos. 15-040-0-0101 – 171; and 15-040-0-000A – 000D

Phase 2

All of Lots 201 through 243, South Willow Ranches Subdivision Phase 2, a subdivision of Grantsville City, county of Tooele, state of Utah.

Tax I.D. Nos. 16-016-0-201 – 243; and 16-016-0-000A – 000E