

After Recording Return To:
McDonald Fielding, PLLC
Attn: Kyle Fielding
230 N 1680 E Suite L2
St. George UT 84790
(801) 610-0014

NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Section 57-1-46 of the Utah Code Ann., notice is given that reinvestment fee is due upon transfer of title of any property located within the real property generally known as The Preserve at Mapleton subdivision which is more particularly described in the attached Exhibit A (as described, the "Property"). A reinvestment fee covenant has been recorded as part of the Amended and Restated Declaration of Covenants, Conditions and Restrictions ("CCRs") recorded on April 6, 2021, as Entry No. 65045:2021 in the office of the Utah County Recorder.

The name and address of the common interest association to which the fee under the reinvestment fee covenant is required to be paid is as follows: The Preserve at Mapleton Home Owners Association, 761 W 1200 N Suite 100 Springville, UT, 84663.

The burden of the reinvestment fee covenant is intended to run with the land 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 burdened property. The duration of the reinvestment fee covenant is perpetual.

The purpose of the fee required to be paid under the reinvestment fee covenant is to compensate the association for costs incurred by the association: (i) in connection with the transfer of the property, (ii) for common planning, facilities, and infrastructure, (iii) community programming, and (iv) other association expenses. The fee required to be paid under the reinvestment fee covenant is required to benefit the burdened property.

This Notice of Reinvestment Fee Covenant is provided by:

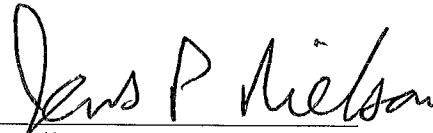
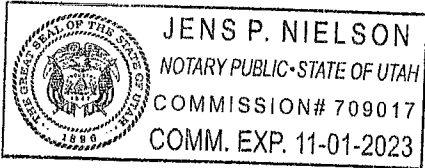
The Mapleton Preserve, L.L.C.,
A Utah Limited Liability Company:



By: William Joseph Shenk
Its: Authorized Signer

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me on this 7 day of April 2021, by William Joseph Shenk, Authorized Signer for The Mapleton Preserve, L.L.C.,



Notary Public

EXHIBIT "A"

Legal Description of the Community

Beginning at a point which is South 89°18'20" West along the Section line 141.18 feet and South 0.99 feet from the Northeast corner of Section 23, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along the Mapleton City Open Space property the following ten (10) calls: South 07°57'21" West 227.12 feet; South 42°39'03" West 275.80 feet; South 29°54'24" East 98.09 feet; North 84°48'35" East 86.43 feet; South 37°19'35" East 25.81 feet; South 02°41'47" East 83.17 feet; South 38°10'48" West 34.81 feet; South 59°23'26" West 86.38 feet; South 23°13'14" West 377.26 feet; South 25°52'40" West 350.67 feet; thence leaving said property line South 89°14'04" West 712.70 feet; thence South 00°46'44" East 1147.27 feet to the Mapleton City Open Space property line; thence along said property line the following nine (9) calls: South 31°29'29" West 21.60 feet; South 18°35'25" West 174.22 feet; South 47°01'13" West 505.47 feet; South 25°14'50" West 236.19 feet; South 85°12'51" West 57.51 feet; South 37°39'42" West 263.40 feet; South 36°00'27" West 214.39 feet; South 38°54'40" West 370.46 feet; South 42°48'14" West 389.47 feet to the Quarter Section line; thence North 00°09'43" East along said Quarter Section line 136.79 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 23; thence South 89°20'35" West along the 1/16 Section line 1307.23 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 23; thence North 00°01'54" West along the 1/16 Section line 1339.39 feet to the Boundary Agreement line recorded as Entry No. 149120:2005 and 112:2006 with the Utah County Recorder's Office; thence South 89°49'15" East along said Boundary Agreement line 626.02 feet; North 01°30'46" East along said boundary agreement line and its line extended 531.90 feet to a point of curvature on the Northwesterly line of a 50.00 foot wide right of way of the Mapleton Lateral Canal; thence along said right of way line and along the arc of a 543.14 foot radius curve to the right 15.13 feet through a central angle of 01°32'56", the chord of which bears South 59°27'07" West 15.13 feet; thence North 29°45'00" West 20.00 feet to a point of curvature on the Northerly line of a 80.00 foot wide right of way of said Mapleton Lateral Canal; thence along said right of way line the following eight (8) calls: along the arc of a 523.14 foot radius curve to the right 216.09 feet through a central angle of 23°40'00", the chord of which bears South 72°05'00" West 214.56 feet; South 83°55'00" West 155.34 feet to a point of curvature; along the arc of a 427.68 foot radius curve to the right 349.35 feet through a central angle of 46°48'00", the chord of which bears North 72°41'00" 339.70; North 49°17'00" West 8.09 feet to a point of curvature; along the arc of a 241.12 foot radius curve to the left 202.56 feet through a central angle of 48°08'00", the chord of which bears North 73°21'00" West 196.66 feet; South 82°35'00" West 386.40 feet; West 524.78 feet to a point of curvature; along the arc of a 193.42 foot radius curve to the left 168.62 feet through a central angle of 49°56'54", the chord of which bears North 64°14'32" West 163.33 feet to the west section line of said Section 23; thence leaving said canal right of way line North 00°18'56" West along said Section line 295.17 feet; thence South 88°29'52" East 660.49 feet to a found rebar and cap stamped with D. Coles No. 3269; thence North 01°34'16" West 435.80 feet to another found rebar and cap stamped with D. Coles No. 3269; thence North 79°12'02" East along a fence line 26.21 feet; thence North 87°57'35" East along a fence line 646.20 feet; thence North 00°21'07" West 251.46 feet; thence South 89°34'11" West 334.92 feet; thence North 00°00'02" East 1047.90 feet; thence North 89°59'58" East 329.90 feet; thence North 55°08'44" East 7.08 feet; thence North 89°59'58" East 327.92 feet; thence South 00°14'20" East 641.43 feet; thence North 89°10'09" East 15.37 feet; thence South 00°00'02" West 129.37 feet; thence North 89°22'35" East 205.64 feet; thence North 00°37'24" West 129.38

feet; thence North 89°28'34" East 108.88 feet; thence North 89°14'05" East 330.13 feet; thence North 89°30'40" East 165.35 feet; thence South 89°51'55" East 127.34 feet; thence North 87°30'29" East 39.96 feet; thence South 03°20'43" East 67.50 feet; thence South 01°58'48" West 134.54 feet; thence South 00°31'42" East 215.57 feet; thence South 00°50'56" East 239.52 feet; thence South 21°46'46" West 10.24 feet; thence East 56.74 feet to the Southeasterly line of the Mapleton Lateral Canal; thence along the said line of said Mapleton Lateral Canal the following nine (9) calls: North 15°11'00" East 57.44 feet to a point of curvature; along the arc of a 271.57 foot radius curve to the right 195.91 feet through a central angle of 41°20'00", the chord of which bears North 35°51'00" East 191.69 feet; North 56°31'00" East 314.98 feet to a point of curvature; along the arc of a 301.57 foot radius curve to the left 301.57 feet through a central angle of 40°44'00", the chord of which bears North 36°09'00" East 209.91 feet; North 15°47'00" East 530.69 feet to a point of curvature; along the arc of a 80.54 foot radius curve to the right 46.39 feet through a central angle of 33°00'00", the chord of which bears North 32°17'00" East 45.75 feet; North 48°47'00" East 55.43 feet to a point of curvature; along the arc of a 731.34 foot radius curve to the left 99.56 feet through a central angle of 07°48'00", the chord of which bears North 44°53'00" East 99.49 feet; North 40°59'00" East 194.00 feet; thence leaving said canal line East 63.67 feet; thence South 00°27'22" East 44.70 feet; thence North 89°23'48" East 212.13 feet; thence South 89°27'24" East 64.83 feet; thence North 00°44'56" West 21.24 feet; thence North 89°05'14" East 1201.01 feet to the point of beginning.

Area = 242.696 Acres

LESS AND EXCEPTING THE FOLLOWING:

Beginning at a point on the Southeasterly line of the 80.00 foot wide right of way of the Mapleton Lateral Canal which point is North 00°18'56" West along the Section line and 1952.63 feet East from the West Quarter corner of Section 23, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 01°30'46" East 70.00 feet to the Northwesterly line of the 50.00 foot wide right of way of said Mapleton Lateral Canal; thence along said Northwesterly line of said Canal the following five (5) calls: along the arc of a 543.14 foot radius curve to the left 177.62 feet through a central angle of 18°44'14", the chord of which bears North 49°17'07" East 176.83 feet; North 39°55'00" East 758.05 feet to a point of curvature; along the arc of a 328.17 foot radius curve to the left 71.98 feet through a central angle of 12°34'00", the chord of which bears North 33°38'00" East 71.83 feet to the transition point to the 40.00 foot wide right of way of said Mapleton Lateral Canal; South 62°39'00" East 5.00 feet to the northwesterly line of said 40.00 foot wide right of way; along the arc of a 333.17 foot radius curve to the left 70.75 feet through a central angle of 12°10'00", the chord of which bears North 21°16'00" East 70.62 feet; North 15°11'00" East 37.46 feet; thence leaving said Northwesterly line East 41.45 feet to the Southeasterly line of said 40.00 foot right of way; thence along said Southeasterly line the following eight (8) calls: South 15°11'00" West 48.32 feet to a point of curvature; along the arc of a 373.17 foot radius curve to the right 79.24 feet through a central angle of 12°10'00", the chord of which bears South 21°16'00" West 79.09 feet to a point of transition to a 50.00 foot wide right of way of said canal; South 62°39'00" East 5.00 to the Southeasterly line of the 50.00 foot wide right of way line; along the arc of a 378.17 foot radius curve to the right 82.94 feet through a central angle of 12°34'00", the chord of which bears South 33°38'00" West 82.78 feet; South 39°55'00" West 758.05 feet to a point of curvature; along the arc of a 593.14 foot radius curve to the right 210.50 feet through a central angle of 20°20'00", the chord of which bears South

50°04'50" West 209.40 feet to a point of transition to a 80.00 foot wide right of way line of said canal; South 29°45'00" East 10.00 feet to the Southeasterly line of the 80.00 foot wide right of way; along the arc of a 603.14 foot radius curve to the right 21.20 feet through a central angle of 02°00'52", the chord of which bears South 61°17'03" West 21.20 feet to the point of beginning.

Area = 1.303 Acres

AND ALSO LESS AND EXCEPTING THE FOLLOWING:

All lots, open space, and areas included within Plat "F" The Preserve at Mapleton Residential Development, Mapleton, Utah County, Utah, according to the official plat thereof on file in the office of the Utah County Recorder's Office, which property is more particularly described as follows:

BEGINNING AT A POINT WHICH IS S00°09'44"W ALONG THE QUARTER SECTION LINE 658.17 FEET AND EAST 6.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 03°20'43" EAST 67.50 FEET; THENCE SOUTH 01°58'48" WEST 134.54 FEET; THENCE SOUTH 00°31'42" EAST 215.57 FEET; THENCE SOUTH 00°50'56" EAST 239.52 FEET; THENCE SOUTH 21°46'46" WEST 10.24 FEET; THENCE EAST 15.29 FEET TO THE NORTHWESTERLY LINE OF THE MAPLETON LATERAL CANAL RIGHT OF WAY; THENCE ALONG SAID CANAL RIGHT OF WAY THE FOLLOWING SIX (6) CALLS: SOUTH 15°11'00" WEST 37.46 FEET TO A POINT OF CURVATURE; ALONG THE ARC OF A 333.17 FOOT RADIUS CURVE TO THE RIGHT 70.75 FEET THROUGH A CENTRAL ANGLE OF 12°10'00", THE CHORD OF WHICH BEARS SOUTH 21°16'00" WEST 70.62 FEET; NORTH 62°39'00" WEST 5.00 FEET TO A POINT OF CURVATURE; ALONG THE ARC OF A 328.17 FOOT RADIUS CURVE TO THE RIGHT 71.98 FEET THROUGH A CENTRAL ANGLE OF 12°34'00", THE CHORD OF WHICH BEARS SOUTH 33°38'00" WEST 71.83 FEET; SOUTH 39°55'00" WEST 758.05 FEET TO A POINT OF CURVATURE; ALONG THE ARC OF A 543.14 FOOT RADIUS CURVE TO THE RIGHT 87.83 FEET THROUGH A CENTRAL ANGLE OF 09°15'54", THE CHORD OF WHICH BEARS SOUTH 44°32'57" WEST 87.73 FEET; THENCE LEAVING SAID CANAL RIGHT OF WAY NORTH 25°21'51" WEST 366.56 FEET; THENCE NORTH 53°11'49" EAST 243.18 FEET; THENCE NORTH 36°48'11" WEST 210.08 FEET; THENCE NORTH 36°59'17" EAST 83.46 FEET; THENCE NORTH 00°37'25" WEST 91.97 FEET; THENCE SOUTH 89°38'53" WEST 253.12 FEET; THENCE NORTH 00°21'07" WEST 231.92 FEET; THENCE NORTH 44°59'38" EAST 80.73 FEET; THENCE NORTH 00°00'02" EAST 240.14 FEET; THENCE NORTH 89°22'35" EAST 77.54 FEET; THENCE NORTH 00°37'24" WEST 129.38 FEET; THENCE NORTH 89°28'34" EAST 108.88; THENCE NORTH 89°14'05" EAST 330.13 FEET; THENCE NORTH 89°30'40" EAST 165.35 FEET; THENCE SOUTH 89°51'55" EAST 127.34 FEET; THENCE NORTH 87°30'29" EAST 39.96 FEET TO THE POINT OF BEGINNING.

AREA = 20.389 ACRES (888134.70 SQ. FT.)

AND ALSO LESS AND EXCEPTING THE FOLLOWING:

All lots, open space, and areas included within Plat "G" The Preserve at Mapleton Residential Development, Mapleton, Utah County, Utah, according to the official plat thereof on file in the office of the Utah County Recorder's Office, which property is more particularly described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 89°22'35" WEST ALONG THE SECTION LINE 989.29 FEET AND SOUTH 16.69 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH 00°14'20" EAST 641.43 FEET; NORTH 89°10'09" EAST 15.37 FEET; THENCE SOUTH 00°00'02" WEST 129.37 FEET; THENCE NORTH 89°22'35" EAST 128.10 FEET; THENCE SOUTH 00°00'02" WEST 240.14 FEET; THENCE SOUTH 44°59'38" WEST 80.73 FEET; THENCE SOUTH 00°21'07" EAST 231.92 FEET; THENCE SOUTH 89°38'53" WEST 417.67 FEET; THENCE NORTH 00°21'07" WEST 251.46 FEET; THENCE SOUTH 89°34'11" WEST 337.93 FEET; THENCE NORTH 1047.92 FEET; THENCE NORTH 89°59'58" EAST 332.92 FEET; THENCE NORTH 55°08'44" EAST 7.08 FEET; THENCE NORTH 89°59'58" EAST 327.92 FEET TO THE POINT OF BEGINNING.

AREA = 19.434 ACRES (846534.88 SQ. FT.)

Properties removed from the 2007 Declaration

All lots, open space, and areas included within Plat "F" The Preserve at Mapleton Residential Development, Mapleton, Utah County, Utah, according to the official plat thereof on file in the office of the Utah County Recorder's Office, which property is more particularly described as follows:

BEGINNING AT A POINT WHICH IS $500^{\circ}09'44''$ W ALONG THE QUARTER SECTION LINE 658.17 FEET AND EAST 6.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH $03^{\circ}20'43''$ EAST 67.50 FEET; THENCE SOUTH $01^{\circ}58'48''$ WEST 134.54 FEET; THENCE SOUTH $00^{\circ}31'42''$ EAST 215.57 FEET; THENCE SOUTH $00^{\circ}50'56''$ EAST 239.52 FEET; THENCE SOUTH $21^{\circ}46'46''$ WEST 10.24 FEET; THENCE EAST 15.29 FEET TO THE NORTHWESTERLY LINE OF THE MAPLETON LATERAL CANAL RIGHT OF WAY; THENCE ALONG SAID CANAL RIGHT OF WAY THE FOLLOWING SIX (6) CALLS: SOUTH $15^{\circ}11'00''$ WEST 37.46 FEET TO A POINT OF CURVATURE; ALONG THE ARC OF A 333.17 FOOT RADIUS CURVE TO THE RIGHT 70.75 FEET THROUGH A CENTRAL ANGLE OF $12^{\circ}10'00''$, THE CHORD OF WHICH BEARS SOUTH $21^{\circ}16'00''$ WEST 70.62 FEET; NORTH $62^{\circ}39'00''$ WEST 5.00 FEET TO A POINT OF CURVATURE; ALONG THE ARC OF A 328.17 FOOT RADIUS CURVE TO THE RIGHT 71.98 FEET THROUGH A CENTRAL ANGLE OF $12^{\circ}34'00''$, THE CHORD OF WHICH BEARS SOUTH $33^{\circ}38'00''$ WEST 71.83 FEET; SOUTH $39^{\circ}55'00''$ WEST 758.05 FEET TO A POINT OF CURVATURE; ALONG THE ARC OF A 543.14 FOOT RADIUS CURVE TO THE RIGHT 87.83 FEET THROUGH A CENTRAL ANGLE OF $09^{\circ}15'54''$, THE CHORD OF WHICH BEARS SOUTH $44^{\circ}32'57''$ WEST 87.73 FEET; THENCE LEAVING SAID CANAL RIGHT OF WAY NORTH $25^{\circ}21'51''$ WEST 366.56 FEET; THENCE NORTH $53^{\circ}11'49''$ EAST 243.18 FEET; THENCE NORTH $36^{\circ}48'11''$ WEST 210.08 FEET; THENCE NORTH $36^{\circ}59'17''$ EAST 83.46 FEET; THENCE NORTH $00^{\circ}37'25''$ WEST 91.97 FEET; THENCE SOUTH $89^{\circ}38'53''$ WEST 253.12 FEET; THENCE NORTH $00^{\circ}21'07''$ WEST 231.92 FEET; THENCE NORTH $44^{\circ}59'38''$ EAST 80.73 FEET; THENCE NORTH $00^{\circ}00'02''$ EAST 240.14 FEET; THENCE NORTH $89^{\circ}22'35''$ EAST 77.54 FEET; THENCE NORTH $00^{\circ}37'24''$ WEST 129.38 FEET; THENCE NORTH $89^{\circ}28'34''$ EAST 108.88; THENCE NORTH $89^{\circ}14'05''$ EAST 330.13 FEET; THENCE NORTH $89^{\circ}30'40''$ EAST 165.35 FEET; THENCE SOUTH $89^{\circ}51'55''$ EAST 127.34 FEET; THENCE NORTH $87^{\circ}30'29''$ EAST 39.96 FEET TO THE POINT OF BEGINNING.

AREA = 20.389 ACRES (888134.70 SQ. FT.)

AND

All lots, open space, and areas included within Plat "G" The Preserve at Mapleton Residential Development, Mapleton, Utah County, Utah, according to the official plat thereof on file in the office of the Utah County Recorder's Office, which property is more particularly described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 89°22'35" WEST ALONG THE SECTION LINE 989.29 FEET AND SOUTH 16.69 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH 00°14'20" EAST 641.43 FEET; NORTH 89°10'09" EAST 15.37 FEET; THENCE SOUTH 00°00'02" WEST 129.37 FEET; THENCE NORTH 89°22'35" EAST 128.10 FEET; THENCE SOUTH 00°00'02" WEST 240.14 FEET; THENCE SOUTH 44°59'38" WEST 80.73 FEET; THENCE SOUTH 00°21'07" EAST 231.92 FEET; THENCE SOUTH 89°38'53" WEST 417.67 FEET; THENCE NORTH 00°21'07" WEST 251.46 FEET; THENCE SOUTH 89°34'11" WEST 337.93 FEET; THENCE NORTH 1047.92 FEET; THENCE NORTH 89°59'58" EAST 332.92 FEET; THENCE NORTH 55°08'44" EAST 7.08 FEET; THENCE NORTH 89°59'58" EAST 327.92 FEET TO THE POINT OF BEGINNING.

AREA = 19.434 ACRES (846534.88 SQ. FT.)