



When Recorded, Return To:
 Hiatt Creek Homeowners Association
 42 E 1100 S Suite 1A,
 American Fork, Utah 84003

ENT 72419=2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
 2025 Sep 22 11:06 AM FEE 40.00 BY TH
 RECORDED FOR PAYSON CITY

Tax Parcel Nos.: See Exhibit A

NOTICE OF REINVESTMENT FEE COVENANT

(Hiatt Creek Subdivision, Utah County, State of Utah)

Pursuant to Utah Code § 57-1-46(6), notice is hereby given that each residential lot (“**Lot**”) within the real property located in Utah County, State of Utah, and more particularly described on **Exhibit A** hereto (“**Property**”) is subject to a covenant obligating each future purchaser of such Lot to pay to the Hiatt Creek Homeowners Association (“**Association**”), upon and as a result of the transfer of such Lot, a fee that is dedicated to benefitting the Property and such Lot (“**Reinvestment Fee**”).

1. The Property is subject to that certain *Declaration of Covenants, Conditions, and Restrictions for the Hiatt Creek Subdivision* (“**Declaration**”), recorded with the Utah County Recorder’s Office on _____, as Entry No. _____. Section 4.3.1 of the Declaration authorizes the imposition of the Reinvestment Fee.
2. Unless the parties to a transaction involving a Lot agree otherwise, in each transaction the Reinvestment Fee will be paid by the purchaser of a Lot.
3. The initial amount of the Reinvestment Fee collected by the Association will be One Thousand Five Hundred dollars (\$1,500). However, the amount of the Reinvestment Fee may be adjusted from time to time as provided in the Declaration.
4. The Association’s address may change from time to time upon notice to Owners. The Association’s initial address, is:

Hiatt Creek Homeowners Association
 42 E 1100 S Suite 1A,
 American Fork, Utah 84003

5. The notarized signature of the Association’s authorized representative is set forth below.
6. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Lots within the Property and their successors in interest and assigns.
7. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.

8. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Property.
9. The purpose of the Reinvestment Fee is to benefit the Lot and the Property, enable the Association to finance the maintenance, repair, and/or replacement of the common areas owned or managed by the Association, to fund the reserve account of the Association, to satisfy any other obligation of the Association, or to undertake any other purpose authorized by law.
10. The Reinvestment Fee required to be paid to the Association pursuant to the covenant contained in the Declaration is required to benefit the Lot and the Property.

[Signatures on following page.]

WHEREFORE, this Notice of Reinvestment Fee Covenant has been executed by an authorized representative of the Hiatt Creek Homeowners Association

HIATT CREEK HOMEOWNERS ASSOCIATION

By:

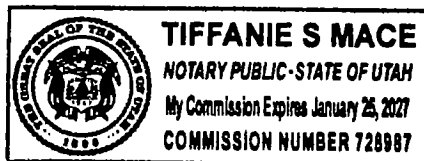
~~Title:~~

Date:

STATE OF UTAH)
COUNTY OF Utah SALT LAKE) :SS.

The foregoing instrument was acknowledged before me this 28th day of August, 2025, by Tyler Horan as the president/director of the Hiatt Creek Homeowners Association.

SEAL:



Notary Public

Exhibit "A"

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°41'05"W ALONG THE SECTION LINE 14.50 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 312.76 FEET; THENCE WEST 844.82 FEET; THENCE NORTH 21.17 FEET; THENCE N27°53'27"E 75.16 FEET; THENCE N06°51'22"E 90.60 FEET; THENCE N27°52'47"E 30.74 FEET; THENCE N00°09'01"W 57.49 FEET; THENCE N70°27'34"E 59.06 FEET; THENCE N00°10'49"W 26.78 FEET TO THE SECTION LINE; THENCE N89°41'05"E ALONG THE SECTION LINE 729.06 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±247,735 SQ. FT.
±5.69 ACRES