

WHEN RECORDED RETURN TO:

Century Land Holdings of Utah, LLC
10644 S. Jordan Gateway, Suite 300
South Jordan, UT 84095
Attn: Braden Cooper

ENT 73258:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Sep 24 12:00 PM FEE 196.00 BY CS
RECORDED FOR Snell & Wilmer LLP
ELECTRONICALLY RECORDED

Affects Parcel Nos.: See Exhibit A

**NOTICE OF REINVESTMENT FEE COVENANT
(Edgewater Phase 3)**

Pursuant to Utah Code Ann. 57-1-46 *et seq*, this NOTICE OF REINVESTMENT FEE COVENANT (Edgewater Phase 3) is hereby given for that certain real property located in Utah County, Utah (the “Property”) and more particularly described on Exhibit A attached hereto and incorporated herein, with respect to the following:

1. Pursuant to that certain Declaration of Covenants, Conditions, Restrictions and Easements for Edgewater Phase 3, dated September 11, 2025, and recorded on September 15, 2025, as Entry No. 70606:2025 in the Utah County Recorder’s Office (the “Declaration”), as amended and supplemented from time to time, as evidenced in the official records of Utah County, Edgewater Phase 3 Community Association, a Utah non-profit corporation (the “Association”) imposes a reinvestment fee (the “Reinvestment Fee”) upon certain transfers of portions of the Property.

2. A majority of voting interests in the Association approved of the reinvestment fee.

3. The Reinvestment Fee is payable to the Association at the closing of the transfer of the title of the affected portion of the Property.

4. The Reinvestment Fee shall be paid to the Association, at the following address:

Edgewater Phase 3 Community Association
c/o Advanced Community Services
2940 W Maple Loop Drive, Suite 102
Lehi, UT 84043

5. The Association’s authorized representative is Advanced Community Services.

6. The Reinvestment Fee runs with the land and binds all successors in interest and assigns of the Property.

7. Unless terminated pursuant to the Declaration, the duration of the Reinvestment Fee is perpetual.

8. Pursuant to the Declaration, the Reinvestment Fee shall be used for purposes consistent with benefitting the Property, including payment for community planning, facilities and infrastructure; obligations arising from an environmental covenant, community programming, open space, recreation amenities, charitable purposes, and Association expenses.

9. The Reinvestment Fees paid under the Declaration are required to benefit the Property.

10. The Reinvestment Fee is the only reinvestment fee covenant to burden the Property, and no additional reinvestment fee covenant of any type or kind may be imposed on the Property.

[Signature on Following Page]

IN WITNESS WHEREOF, TOBY CORDOVA, as the authorized representative for Edgewater Phase 3 Community Association, has executed this Notice of Reinvestment Fee (Edgewater Phase 3) as of SEPTEMBER 19, 2025.

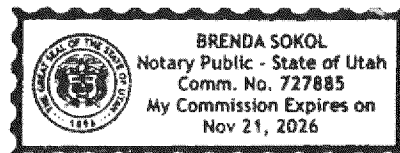
EDGEWATER PHASE 3 COMMUNITY ASSOCIATION,
a Utah non-profit corporation

By: [Signature]
Name: TOBY CORDOVA
Title: PRESIDENT

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

The foregoing instrument was acknowledged before me this 19th day of September, 2025, by Toby Cordova, the authorized representative of EDGEWATER PHASE 3 COMMUNITY ASSOCIATION, a Utah non-profit corporation.

Brenda Sokol
NOTARY PUBLIC



**EXHIBIT A
TO
NOTICE OF REINVESTMENT FEE COVENANT**

The Property located in the City of American Fork, Utah County, Utah is more particularly described as follows:

Lots 243 through 296, inclusive, all Common Areas, all Limited Common Areas and all Private Streets, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 7, as shown on the map thereof recorded in the Utah County Recorder's Office on November 27, 2024, as Entry No. 83920:2024.

AND

Lots 297 through 330, inclusive, all Common Areas, all Limited Common Areas and all Private Streets, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 8, as shown on the map thereof recorded in the Utah County Recorder's Office on November 27, 2024, as Entry No. 83921:2024.