
SECOND AMENDED NOTICE OF REINVESTMENT FEE COVENANT (Ivory Ridge)

Pursuant to Utah Code § 57-1-46(6), the Ivory Ridge Master Property Owners Association, Inc. ("Association") hereby provides notice that a Reinvestment Fee Covenant ("Reinvestment Fee Covenant") burdens all of the real property described in Exhibit A ("Burdened Property"), attached hereto, which is subject to the "Second Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Ivory Ridge", as recorded in the office of the Utah County Recorder on December 4, 2017 as Entry Number 119858:2017, and any amendments or supplements thereto ("Master Declaration").

The Master Declaration authorizes the Association to charge a reinvestment fee ("Reinvestment Fee Covenant"). The Reinvestment Fee Covenant shall be administered in accordance with Utah Code §57-1-46 and requires, among other things, that upon the transfer of any of the Burdened Property subject to the Master Declaration, the transferee is required to pay a reinvestment fee as established by the Association's Board of Directors, unless the transfer falls within an exclusion or exemption listed in either Utah Code §57-1-46(8) or in the Master Declaration. In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law. However, Ivory Ridge is a "large master planned development" as defined under U.C.A. §57-1-46(1)(a). The reinvestment fee shall be paid in addition to any *pro rata* share of assessments due and adjusted at settlement.

This Notice may be expanded by the recording of supplemental notices to cover additional Units (defined in the Master Declaration) annexed into Ivory Ridge (if any). This Notice also replaces and supersedes any prior notices of reinvestment fees recorded against the Burdened Property.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES
owning, purchasing, or assisting with the closing of a Burdened Property conveyance within
IVORY RIDGE that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

Ivory Ridge Master Property Owners Association, Inc.¹
c/o HOA Living
PO Box 5555, Draper, UT 84020

disclosures@hoaliving.com

¹ The contact information of the Association may be changed through the Utah Homeowner Associations Registry. Any party making payment of the Reinvestment Fee shall verify the most current contact information for the Association.

2. The burden and obligation of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.
3. The duration of the Reinvestment Fee is perpetual, unless otherwise duly amended or terminated by the Association pursuant to applicable law.
4. The purpose of the Reinvestment Fee Covenant is to generate funds dedicated to benefitting the Burdened Property and payment for: (a) common planning, facilities, and infrastructure; (b) obligations arising from an environmental covenant (if any); (c) community programming; (d) open space; (e) resort facilities and recreation amenities; (f) charitable purposes; (g) Association reserves; (h) Association expenses (as defined in Utah Code § 57-1-46(1)(a); and/or (i) any other authorized use of such funds.
5. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.
6. The amount of the Reinvestment Fee shall be established by the Association's Management Committee, subject to the applicable requirements of Utah Code §57-1-46 for a "large master-planned development". Unless otherwise determined by the Association's Management Committee the amount of the Reinvestment Fee shall be as follows:
 - One half of one percent (0.5%) of the value of an attached single-family dwelling Unit, including, specifically, but without limitation, any Unit within:
 - Clubview Towns at Ivory Ridge, Plats A and B
 - The Lofts at Ivory Ridge Condominium
 - The Walk at Ivory Ridge, Plats A, B, and C
 - Ivory Ridge Plat C
 - One quarter of one percent (0.25%) of the value of a detached single-family dwelling Unit within:
 - Clubview at Ivory Ridge Plats A, B, and C
 - Park Estates at Ivory Ridge, Plats A through G
 - Park Place Villas at Ivory Ridge Phases 1 and 2
 - Parkside at Ivory Ridge, Plats A through E
 - Parkview Cottages PUD, Plat
 - The Gardens at Ivory Ridge, Plats A and B
 - One quarter of one percent (0.25%) of the value of a commercial Unit.
7. As per the Master Declaration, for the purpose of this Notice, the "value" of the Unit shall be the higher of: (1) the value of the Unit, including any dwelling and other improvements that constructed thereon, as determined by the property tax assessor on the date of the transfer of title; (2) the purchase price paid for the Unit, including any dwelling and other improvements thereon; or (3) the value of the Unit, including

any dwelling and other improvements thereon, on the date of the transfer of title, as determined in an appraisal that may be obtained (in the discretion of the Management Committee) and paid for by the Association using an appraiser selected by the transferee of the property from a list of five appraisers selected by the Association.

8. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.
9. As per the Master Declaration, the Management Committee may change the amount of the reinvestment fee via its rules. Therefore, you must contact the Association for the exact amount of the reinvestment fee for a particular Unit.

IN WITNESS WHEREOF, Ivory Ridge Master Property Owners Association, Inc. has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Utah County Recorder.

DATED this 25 day of September, 2025.

Ivory Ridge Master Property Owners
Association, Inc., a Utah Non-Profit
Corporation

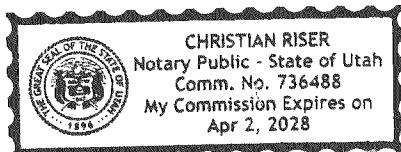
Angie Potter

By: Angie Potter

Its: HOA board president

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 25th day of September, 2025, Angie Potter [Name] personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of Ivory Ridge Master Property Owners Association, Inc. and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.



Christian Riser
Notary Public

EXHIBIT A
Burdened Property
Legal Description and Parcel Numbers

- Ivory Ridge Plat A, Lots 1 through 4, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.
42-057-0001 through 0004.
- Ivory Ridge Plat B, Lots 3A and 3B, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.
42-103-0001 and 42-103-0004.
- Ivory Ridge Plat C, Lots 1 through 4, and Lots A1 through A3, B1 through B3, C1 through C3, D1 through D3, E1 through E3, F1 through F3, G1 through G3, H1 through H5, I1 through I6, J1 through J6, K1 through K6, L1 through L6, M1 through M6, inclusive as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.
42-109-0001 through 0004, and
42-109-0005 through 0061.
- Clubview At Ivory Ridge Plat A, Lots 101 through 152, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.
65-200-0101 through 0152.
- Clubview At Ivory Ridge Plat B, Lots 201 through 241, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.
65-250-0201 through 0241.
- Clubview Towns At Ivory Ridge Plat A, Lots 1 through 66, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.
65-211-0001 through 0066.

- Clubview Towns At Ivory Ridge Plat B, Lots 67 through 110, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

65-255-0067 through 0110.

- The Walk At Ivory Ridge Plat A, Lots 1 through 50, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

55-689-0001 through 0050.

- The Walk At Ivory Ridge Plat B, Lots 51 through 78, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

55-729-0051 through 0078

- The Walk At Ivory Ridge Plat C, Lots 3, 79 through 112, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

55-757-0003, 55-757-0079 through 0112.

- The Walk At Ivory Ridge Plat D, Lots 3A and 3B, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

55-902-0001, and 55-902-0002.

- Parkside At Ivory Ridge Plat A, Lots 101 through 107, 109 through 113, 114 through 118, and 120 through 125, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-694-0101 through 0107, 49-694-0109 through 0118, and 49-694-0120 through 0125.

- Parkside At Ivory Ridge Plat B, Lots 201 through 212, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-712-0201 through 0212.

- Parkside At Ivory Ridge Plat C, Lots 301 through 329, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah

County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49:758:0301 through 0330.

- Parkside At Ivory Ridge Plat D, Lots 401 through 438, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49:878:0401 through 0439.

- Parkside At Ivory Ridge Plat E, Lots 1 through 44, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49:900:0001 through 0052.

- Park Estates At Ivory Ridge Plat A, Lots 101 through 106, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-713-0101 through 0106.

- Park Estates At Ivory Ridge Plat B, Lots 201 through 233, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-723-0201 through 0233.

- Park Estates At Ivory Ridge Plat C, Lots 301 through 318, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-737-0301 through 0318.

- Park Estates At Ivory Ridge Plat D, Lots 401 through 448, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-746-0401 through 0448.

- Park Estates At Ivory Ridge Plat E, Lots 501 through 534, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as

shown on the official plats on file and of record in the office of the Utah County Recorder.

49-772-0501 through 0534.

- Park Estates At Ivory Ridge Plat F, Lots 601 through 629, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-802:0601-0601 through 0629.

- Park Estates At Ivory Ridge Plat G, Lots 701 through 723, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-825-0701 through 0723.

- Park Estates At Ivory Ridge Plat H, Lots 801 through 827, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-861-0801 through 0829.

- Park Place Villas At Ivory Ridge Phase 1, Lots 101 through 112, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-860-0101 through 0115.

- Park Place Villas Phase 2, Lots 201 through 249, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49-892-0201 through 0252.

- Parkview Cottages, Lots 101 through 166, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

49:946:0101 through 0173.

- The Gardens at Ivory Ridge Plat A, Lots 101 through 122, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.

40-432-0101 through 0128.

- The Gardens at Ivory Ridge Plat B, Lots 201 through 231, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.
40-448-0201 through 0234, and 0236.
- The Lofts at Ivory Ridge Condominiums, Building 1 Units 101 through 105, 201 through 205, and 301 through 305, Building 2 Units 101 through 105, 201 through 205, and 301through 305, and Building 3 Units 101 through 105, 201 through 205, and 301 through 305, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder.
45:526:0111 through 45:526:0115;
45:526:0121 through 45:526:0125;
45:526:0131 through 45:526:0135;
45:526:0211 through 45:526:0215;
45:526:0221 through 45:526:0225;
45:526:0231 through 45:526:0235;
45:526:0311 through 45:526:0315;
45:526:0321 through 45:526:0325; and
45:526:0331 through 45:526:0337