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## NOTICE OF REINVESTMENT FEE COVENANT

### (Hidden Springs Subdivision)

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Pursuant to Utah Code § 57-1-46(6), Hidden Springs Homeowners Association ("Association") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "Burdened Property"), attached hereto, which is subject to the Declaration of Covenants, Conditions, and Restrictions for Hidden Springs Subdivision recorded in the Office of the Utah County Recorder, and any amendments or supplements thereto (the "Declaration").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee is required to pay a reinvestment fee, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8) or the Declaration. In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

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

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

Hidden Springs Homeowners Association  
c/o Maxfield Property Management  
P.O. Box 65  
Lehi, UT 84043  
[info@MaxfieldRents.com](mailto:info@MaxfieldRents.com)  
801-572-1300

2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.

3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

4. The duration of the Reinvestment Fee Covenant is perpetual unless otherwise amended.

5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

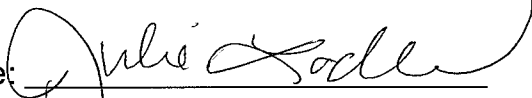
7. For the amount of the Reinvestment Fee owed, please contact the Association.

**IN WITNESS WHEREOF**, Hidden Springs Homeowners Association has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Utah County Recorder.

*[SIGNATURE ON FOLLOWING PAGE]*

DATED this 26<sup>th</sup> day of September, 2025.

**Hidden Springs Homeowners Association**  
a Utah Non-Profit Corporation

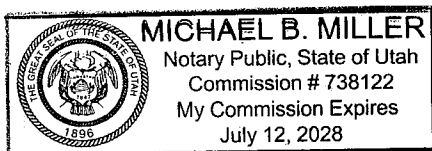
Signature: 

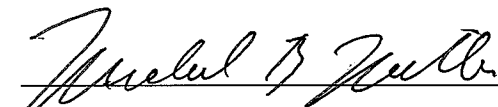
Name: Julie Ladle

Title: Attorney

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On the 26 day of September, 2025, Julie Ladle [Name]  
personally appeared before me who by me being duly sworn, did say that she/he is an  
authorized representative of Hidden Springs Homeowners Association and that the  
foregoing instrument is signed on behalf of said entity and executed with all necessary  
authority.



  
Notary Public

## EXHIBIT A

### Legal Description and Parcel Numbers

All of Hidden Springs Plat B recorded in the Office of Utah County Recorder,  
including Buildings 101 through 165 and Common Area

**Parcel Numbers:** 41:949:0101 through 41:949:0165  
41:949:0167 through 41:949:0171 (Common Area)

All of Hidden Springs Plat C recorded in the Office of Utah County Recorder,  
including Buildings 201 through 252 and Common Area

**Parcel Numbers:** 68:006:0201 through 68:006:0252  
68:006:0253 through 68:006:0256 (Common Area)

(126 Total Parcels)