

WHEN RECORDED RETURN TO:

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

Affects Parcel Nos.: See Exhibit A

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**NOTICE OF REINVESTMENT FEE COVENANT  
(Pinnacles Phase A Plat 1)**

Pursuant to Utah Code Ann. 57-1-46 *et seq.*, this NOTICE OF REINVESTMENT FEE COVENANT (Pinnacles) 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 Pinnacles, dated January 16, 2025, and recorded on January 21, 2025, as Entry No. 4036:2025 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, Pinnacles Community Association Corp., a Utah non-profit corporation (the “Association”) imposes a reinvestment fee (the “Reinvestment Fee”) upon certain transfers of portions of the Property.

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

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

Pinnacles Community Association Corp.  
c/o Advanced Community Services  
2940 W Maple Loop Drive, Suite 102  
Lehi, UT 84043

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

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

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

7. 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.

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

9. 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, CHASE TURNER, as the authorized representative for Pinnacles Community Association Corp., has executed this Notice of Reinvestment Fee (Pinnacles) as of the 30<sup>TH</sup> day of January 2025.

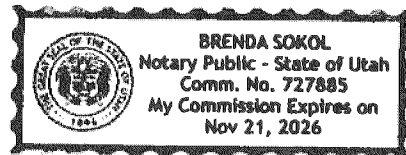
**PINNACLES COMMUNITY  
ASSOCIATION CORP.,**  
a Utah non-profit corporation

By: [Signature]  
Name: CHASE TURNER  
Title: PRESIDENT

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

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 2025 by Chase Turner, the authorized representative of PINNACLES COMMUNITY ASSOCIATION CORP., a Utah non-profit corporation.

Brenda Sokol  
NOTARY PUBLIC



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

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

Lots 101 through 204, inclusive, and Parcel C, PINNACLES PHASE A PLAT 1, as shown on the official map thereof recorded in the office of the Utah County Recorder on September 9, 2024, as Entry No. 61510:2024.

Parcel Nos. 70:024:0101 through 70:024:0204;  
70:024:0207