



When Recorded Return to:
Wildflower Developer, LLC
14034 S. 145 E., Suite 204
Draper, UT 84020

ENT 78765:2022 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jul 08 11:23 am FEE 350.00 BY CS
RECORDED FOR WILDFLOWER DEVELOPER LL

NOTICE OF REINVESTMENT FEE COVENANT

Village 2, Condominium Buildings A through O

Pursuant to Utah Code § 57-1-46(6), the Wildflower Master Homeowners Association, Inc. ("**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 Master Declaration of Covenants, Conditions and Restrictions for Wildflower recorded with the Utah County Recorder February 23, 2018 as Entry No. 17973:2018, 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, other than the Declarant, is required to pay a reinvestment fee as established by the Association's Board of Directors in accordance with Section 5.15 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). 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 **Wildflower Village 2 Condominium** plats that:

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

Wildflower Master Homeowners Association, Inc.
14034 S. 145 E., Suite 204
Draper, Utah 84020

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. The Association's members, by and through a vote as provided for in the amendment provisions

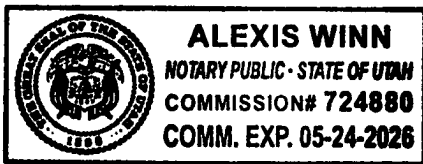
of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

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) common expenses of the Association; or (h) funding Association reserves.

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

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

DATED this 7th day of July, 2022.



DECLARANT
WILDFLOWER DEVELOPER, LLC
a Utah limited liability company,

By: _____

Name: Nate Shipp

Its: Manager

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

On the 7th day of July, 2022, personally appeared before me Nate Shipp who by me being duly sworn, did say that she/he is an authorized representative of Wildflower Developer, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Alexis Winn
Notary Public

EXHIBIT A
(Legal Description)

All of **WILDFLOWER VILLAGE 2 PHASE 1 BUILDING A CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49421:2022.

Parcel Numbers: **55:966:0101 through 55:966:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 1 BUILDING B CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49424:2022.

Parcel Numbers: **55:967:0101 through 55:967:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 1 BUILDING C CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49427:2022.

Parcel Numbers: **55:968:0101 through 55:968:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 1 BUILDING D CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49430:2022.

Parcel Numbers: **55:969:0101 through 55:969:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 1 BUILDING E CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49433:2022.

Parcel Numbers: **55:970:0101 through 55:970:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING F CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49436:2022.

Parcel Numbers: **55:971:0101 through 55:971:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING G CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49439:2022.

Parcel Numbers: **55:972:0101 through 55:972:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING H CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49442:2022.

Parcel Numbers: 55:973:0101 through 55:973:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING I CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49445:2022.

Parcel Numbers: 55:974:0101 through 55:974:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING J CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49448:2022.

Parcel Numbers: 55:975:0101 through 55:975:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING K CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49451:2022.

Parcel Numbers: 55:976:0101 through 55:976:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING L CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49454:2022.

Parcel Numbers: 55:977:0101 through 55:977:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING M CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49457:2022.

Parcel Numbers: 55:978:0101 through 55:978:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING N CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49460:2022.

Parcel Numbers: 55:979:0101 through 55:979:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING O CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49463:2022.

Parcel Numbers: 55:980:0101 through 55:980:0304