

When Recorded Return to:  
Edge Homes Utah, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

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**NOTICE OF REINVESTMENT FEE COVENANT OF MT. SARATOGA VILLAGES 3  
& 5 COMMON ASSOCIATION**

**(Ridgehorne at Mt. Saratoga Plats A-1, A-2, B and C)**

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Pursuant to Utah Code § 57-1-46(6), the Mt. Saratoga Villages 3 & 5 Common Association, a Utah non-profit corporation (the “**Association**”), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A hereto (the “**Burdened Property**”) and any additional land that is annexed into and made subject to the Declaration of Covenants, Conditions, and Restrictions for Mt. Saratoga Villages 3 & 5 Common Association that was recorded on August 2, 2022, as Entry No. 86672: 2022, in the records of Utah County, 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 determined by the Association’s Board of Directors in accordance with Article V, Section 5.15 of the Master Declaration (filed of record) and Section 5.17 of the above-referenced Declaration for Mt. Saratoga Villages 3 & 5, unless the transfer fits an exclusion listed in Utah Code § 57-1- 46(8).

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **Ridgehorne at Mt. Saratoga Plats A-1, A-2, B or C** that:

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

Mt. Saratoga Villages 3 & 5 Common Association  
c/o FCS Property Management  
12227 Business Park Dr., Suite 200  
Draper, UT 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, except for Reinvestment Fees owed to the Master Association or a neighborhood association that is part of the Mt. Saratoga master planned community, as authorized by the Master Declaration filed of record.

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, common areas and facilities, and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space and related improvements; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Master Association reserves. The Reinvestment Fees may be used for any and all purposes authorized by applicable Utah law.

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

**IN WITNESS WHEREOF**, the undersigned 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 11 day of July, 2022.

**DECLARANT**

**EDGE HOMES UTAH, LLC**

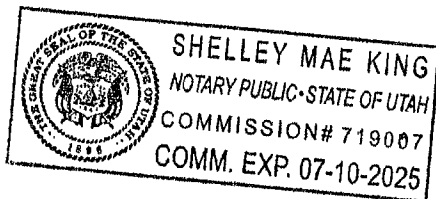
A Utah limited liability company

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

By: Steve Maddox  
Name: Steve Maddox  
Title: Manager

On the 11 day of July, 2022, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:



Notary Public: Shelley King

**EXHIBIT A**  
**BURDENED PROPERTY (ADDITIONAL LAND)**  
**(Legal Description)**

The Burdened Property includes all land in the following plats, as filed in the Office of the Utah County Recorder:

- All of **RIDGEHORNE at MT. SARATOGA PLAT A-1**, according to the official plat filed in the office of the Utah County Recorder.
- All of **RIDGEHORNE at MT. SARATOGA PLAT A-2**, according to the official plat filed in the office of the Utah County Recorder.
- All of **RIDGEHORNE at MT. SARATOGA PLAT B**, according to the official plat filed in the office of the Utah County Recorder.
- All of **RIDGEHORNE at MT. SARATOGA PLAT C**, according to the official plat filed in the office of the Utah County Recorder.

Legal descriptions of the property included in the above-referenced plats are as follows:

**RIDGEHORNE AT MT. SARATOGA PLAT A-1**

A parcel of land located in the Southeast Quarter of Sections 16, Township 5 South, Range 1

West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, described as follows:

Beginning at a point on the northerly line of *THE RIDGE AT MT. SARATOGA PLAT E* subdivision according to the official plat thereof in the office of the Utah County Recorder, said point being located N0°21'55"E along the Section Line 1104.84 feet and West 314.54 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N85°12'00"W along the northerly line of said subdivision 287.59 feet; thence N04°48'00"E 95.25 feet; thence N85°12'00"W 48.70 feet; thence N04°48'00"E 122.34 feet; thence S85°12'00"E 104.19 feet; thence S83°36'37"E 40.00 feet; S06°23'23"W 61.73 feet; thence along the arc of a curve to the left 30.37 feet with a radius of 19.00 feet through a central angle of 91°35'23", chord: S39°24'18"E 27.24 feet; thence S85°12'00"E 159.85 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N49°48'00"E 21.21 feet; thence S4°48'00"W 150.25 feet to the point of beginning.

Contains: ±1.21 Acres (±52,733 Sq. Ft.)

**RIDGEHORNE AT MT. SARATOGA PLAT A-2**

A parcel of land located the Southeast Quarter of Sections 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, described as follows:

Beginning at a point on the northerly line of *THE RIDGE AT MT. SARATOGA PLAT E* subdivision according to the official plat thereof in the office of the Utah County Recorder, said point being located N0°21'55"E along the Section Line 1091.43 feet and West 154.78 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N85°12'00"W along the northerly line of said subdivision 160.24 feet; thence N04°48'00"E 150.25 feet; thence along the arc of a non-tangent

curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S49°48'00"W 21.21 feet; thence N85°12'00"W 80.17 feet; thence N05°03'00"E 288.20 feet; thence N19°43'22"W 123.72 feet; thence N42°16'59"W 325.00 feet; thence N44°55'48"W 254.93 feet; thence N47°32'45"W 373.79 feet; thence N40°46'27"E 146.15 feet; thence N71°01'41"E 369.74 feet; thence N67°13'11"E 178.58 feet; thence S34°08'41"E 138.69 feet; thence S46°39'59"E 152.34 feet; thence S47°43'01"W 342.92 feet to the westerly line of *PARCEL A, THE RIDGE AT MT. SARATOGA PLAT E* subdivision; thence along said westerly line the following two (2) courses: S42°16'59"E 657.12 feet; thence S05°03'00"W 599.09 feet to the point of beginning.

Contains: ±12.31 Acres (±536,077 Sq. Ft.)

### **RIDGEHORNE AT MT. SARATOGA PLAT B**

A parcel of land located in the Southeast Quarter of Sections 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, described as follows:

Beginning at a point located N0°21'55"E along the Section Line 1575.06 feet and West 708.72 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence S88°58'52"W 86.66 feet; thence along the arc of a non-tangent curve to the right 69.86 feet with a radius of 1326.00 feet through a central angle of 03°01'07", chord: S00°38'43"W 69.85 feet to a point of reverse curve; thence along the arc of a curve to the left 28.97 feet with a radius of 19.00 feet through a central angle of 87°21'17", chord: S41°31'21"E 26.24 feet; thence S02°52'58"W 40.02 feet; thence along the arc of a non-tangent curve to the left 29.62 feet with a radius of 19.00 feet through a central angle of 89°19'18", chord: S50°08'21"W 26.71 feet to a point of reverse curve; thence along the arc of a curve to the right 124.48 feet with a radius of 1326.00 feet through a central angle of 05°22'43", chord: S08°10'04"W 124.43 feet to a point of reverse curve; thence along the arc of a curve to the left 31.85 feet with a radius of 19.00 feet through a central angle of 96°03'26", chord: S37°10'17"E 28.25 feet; thence S04°48'00"W 40.00 feet; thence N85°12'00"W 63.64 feet; thence S04°48'00"W 95.25 feet to the northerly line of *THE RIDGE AT MT. SARATOGA PLAT E* subdivision according to the official plat thereof in the office of the Utah County Recorder; thence N85°12'00"W along the northerly line of said subdivision 275.49 feet; thence along the arc of a non-tangent curve to the left 875.44 feet with a radius of 1041.50 feet through a central angle of 48°09'37", chord: N02°45'34"W 849.89 feet to a point of reverse curve; thence along the arc of a curve to the right 85.66 feet with a radius of 960.50 feet through a central angle of 05°06'34", chord: N24°17'05"W 85.63 feet; thence N30°49'00"E 247.86 feet; thence N40°46'27"E 12.81 feet; thence S47°32'45"E 373.79 feet; thence S44°55'48"E 254.93 feet; thence S42°16'59"E 25.14 feet; thence S47°43'01"W 135.25 feet; thence S42°16'59"E 38.39 feet; thence S47°43'01"W 16.50 feet; thence S42°16'59"E 49.50 feet; thence S60°01'23"W 51.76 feet; thence S04°35'55"E 105.28 feet to the point of beginning.

Contains: ±8.80 Acres (±383,262 Sq. Ft.)

### **RIDGEHORN AT MT. SARATOGA PLAT C**

A parcel of land located in the Southeast Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located N00°21'55"E along the Section Line 612.46 feet and West 1562.87 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N60°34'00"W 226.36 feet; thence along the arc of a curve to the left 148.63 feet with a radius of 1944.00

feet through a central angle of 04°22'54" chord: N62°45'27"W 148.63 feet; thence N64°56'54"W 49.47 feet; thence along the arc of a curve to the right 72.95 feet with a radius of 3056.00 feet through a central angle of 01°22'04" chord: N64°15'52"W 72.95 feet; thence N30°42'36"E 56.16 feet; thence along the arc of a non-tangent curve to the left 67.41 feet with a radius of 3000.00 feet through a central angle of 01°17'15" chord: S64°18'16"E 67.41 feet; thence S64°56'54"E 49.47 feet; thence along the arc of a curve to the right 133.30 feet with a radius of 2000.00 feet through a central angle of 03°49'08" chord: S63°02'20"E 133.28 feet; thence N29°26'00"E 239.12 feet; thence N60°34'00"W 69.72 feet; thence N55°20'31"W 54.57 feet; thence N36°17'36"E 100.00 feet; thence N36°29'08"E 56.00 feet; thence N36°16'47"E 96.72 feet; thence N49°09'36"W 48.62 feet; thence N46°09'29"W 48.61 feet; thence N43°09'23"W 48.61 feet; thence N40°09'17"W 48.61 feet; thence N37°39'04"W 50.89 feet; thence N40°58'12"W 57.02 feet; thence N45°59'51"W 57.02 feet; thence N51°01'30"W 57.02 feet; thence N56°03'10"W 57.02 feet; thence N61°04'49"W 23.36 feet; thence N29°22'27"E 110.33 feet; thence along the arc of a non-tangent curve to the left 22.86 feet with a radius of 700.00 feet through a central angle of 01°52'16" chord: N60°41'33"W 22.86 feet; thence N28°22'19"E 205.51 feet; thence N72°11'29"W 116.57 feet; thence N72°22'31"W 57.42 feet; thence N73°49'14"W 57.37 feet; thence N78°38'49"W 57.38 feet; thence N82°20'54"W 57.36 feet; thence N88°37'30"W 57.32 feet; thence S87°28'01"W 57.13 feet; thence S83°46'20"W 56.93 feet; thence S74°42'57"W 374.75 feet; thence N20°34'27"E 115.25 feet; thence N65°39'53"E 283.43 feet; thence N88°24'59"E 355.06 feet; thence S62°03'18"E 559.95 feet; thence S49°53'30"W 67.36 feet; thence S09°16'04"E 162.90 feet; thence S21°39'16"E 60.59 feet; thence S31°52'49"E 49.26 feet; thence S43°40'21"E 51.90 feet; thence S47°27'56"E 51.90 feet; thence S50°29'51"E 51.11 feet; thence S56°05'05"E 51.00 feet; thence S60°26'02"E 51.00 feet; thence S64°47'00"E 51.00 feet; thence S68°28'27"E 84.91 feet; thence along the arc of a non-tangent curve to the right 84.68 feet with a radius of 958.50 feet through a central angle of 05°03'44", chord: S16°10'39"W 84.66 feet; thence along the arc of a curve to the right 24.25 feet with a radius of 15.00 feet through a central angle of 92°36'37", chord: S65°00'55"W 21.69 feet; thence S21°19'15"W 56.00 feet; thence along the arc of a non-tangent curve to the right 24.25 feet with a radius of 15.00 feet through a central angle of 92°36'44", chord: S22°22'23"E 21.69 feet; thence along the arc of a curve to the right 92.02 feet with a radius of 958.50 feet through a central angle of 05°30'02", chord: S26°40'59"W 91.98 feet; thence S29°26'00"W 477.14 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S74°26'00"W 21.21 feet; thence S29°26'00"W 56.00 feet to the point of beginning.

Contains: ±12.78 Acres (±556,703 Sq. Ft.)