

WHEN RECORDED RETURN TO:

Oquirrh Wood Ranch, LLC
14034 S. 145 E. Ste. 204
Draper, UT 84020

NOTICE OF REINVESTMENT FEE COVENANT

(Firefly Master Association – NPA 5 Phase A Plat 1)

Pursuant to Utah Code § 57-1-46(6), the Firefly Master 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 Master Declaration of Covenants, Conditions, and Restrictions for Firefly recorded with the Utah County Recorder on May 20, 2024 as Entry No. 33096:2024, 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 Section 8.14 of the Declaration (as may be amended), unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). The amount of the reinvestment fee may be set forth in the rules or through a Board resolution. The Burdened Property is part of a Large Master Planned Development, and the reinvestment fee may be assessed accordingly for such project type.

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

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

Firefly Master Association
14034 South 145 East, Suite 204
Draper, UT 84020

The address of the beneficiary may change from time to time as updated on the Utah Department of Commerce Homeowner Associations Registry.

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.

7. Please contact the Association for the amount of the Reinvestment Fee.

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 25 day of November, 2024.

DECLARANT
OQUIRRH WOOD RANCH, LLC
a Utah limited liability company,

By: _____

Name: Nathan Shipp

Its: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 25 day of November, 2024, personally appeared before me Nathan Shipp who by me being duly sworn, did say that she/he is an authorized representative of Oquirrh Wood Ranch, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Heather Upshaw
Notary Public

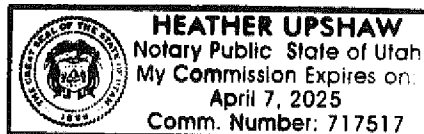


EXHIBIT A

LEGAL DESCRIPTION

All of **FIREFLY NPA 5 PHASE A PLAT 1**, according to the official plat filed in the office of the Utah County Recorder on October 30, 2024, as Entry Number 75595:2024.

Parcel Number: **39:391:0001** through **39:391:0032**