

After recording mail to:
JAMES & KNOX, PLLC
P.O. Box 17001
Salt Lake City, Utah 84117
(See Below for HOA Contact Info)

ENT **88223:2025** PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Nov 12 08:35 AM FEE 40.00 BY CS
RECORDED FOR James & Knox, PLLC
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code § 57-1-46)

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES either owning, selling, purchasing, or assisting with the closing of a property conveyance within TRAVERSE MOUNTAIN MASTER ASSOCIATION (the “Association”), that all such property has been subjected to certain covenants, conditions, and restrictions pursuant to an Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain (“Declaration”), recorded on June 18, 2007, as Entry Number 88194:2007 in the Recorder’s Office for Utah County, Utah, and that said Declaration, as properly amended by a written Amendment recorded on September 3, 2025, as Entry Number 66762:2025 (“Amendment”), established certain obligations of which all owners, sellers and buyers should be aware, including the imposition of a Reinvestment Fee upon transfer of title as described below.

This Notice of Reinvestment Fee Covenant (“Notice”) satisfies the requirements of Utah Code § 57-1-46(6) and requires the payment of a Reinvestment Fee as established and authorized by the Amendment to the Declaration referenced above, according to the following terms:

1. A reinvestment fee is due within thirty (30) calendar days of transfer of title. The name and address of the beneficiary under the above referenced reinvestment fee covenant is **TRAVERSE MOUNTAIN MASTER ASSOCIATION, Phone: 801-407-6712. Address: 2175 W. Chapel Ridge Road, Lehi, Utah 84043. Email: andrewb@tmma.org.** If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its primary contact as designated in the Utah Homeowner Associations Registry maintained by the Utah Department of Commerce.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land described in **Exhibit A** and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The duration of the above-referenced reinvestment fee covenant is perpetual.
3. The Association, as listed above, must be contacted for the reinvestment fee amount. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide for the Association’s costs directly related to the transfer of the property and may also provide for the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; and/or association expenses. The fee required to be paid under the reinvestment fee covenant is required to benefit the property burdened by the reinvestment fee covenant.
4. This Notice repeals and replaces any prior notices of reinvestment fee covenants or transfer fees previously recorded in relation to the Traverse Mountain Master Association.

5. Some exemptions apply to this fee, as contained in Utah Code § 57-1-46(8) and incorporated into the Amendment to the governing documents of Traverse Mountain Master Association.

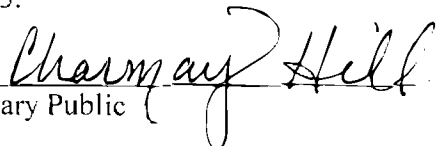
Dated this 7th day of November, 2025.

**TRAVERSE MOUNTAIN MASTER
ASSOCIATION**


By: _____
Its: Authorized Representative

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

William Spencer personally, appeared before me and acknowledged that he/she has knowledge of the facts set forth in the Notice and that all statements made in this Notice are true and correct to the best of his/her knowledge. Subscribed and sworn to before me on November 7th, 2025.


Notary Public

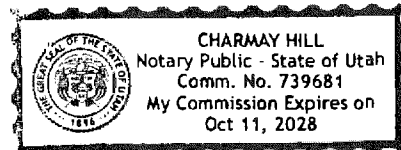


EXHIBIT A

(Legal Description)

Beginning at a point which is East 1318.84 feet and South 807.71 feet from the Northwest corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 87°42'00" West 882.87 feet to a point of curvature; thence along the arc of a 5819.55 foot radius curve to the left 398.82 feet through a central angle of 03°55'35", the chord of which bears North 89°39'48" West 398.74 feet to a point on the Easterly right of way of Morning Glory Road; thence along said right of way the following three (3) calls: (1) South 0°09'00" West 7.13 feet to a point of curvature; (2) thence along the arc of a 26.00 foot radius curve to the left 41.57 feet through a central angle of 91°36'17", the chord of which bears South 45°39'13" East 19.60 feet; (3) thence South 1°27'26" East 19.60 feet to a point on the northerly right of way line of SR 92; thence along said right of way and also along the arc of a 5841.38 foot radius curve to the left 160.89 feet through a central angle of 00°58'51", the chord of which bears South 87°54'05" West 160.88 feet; thence leaving said right of way to a point on the westerly right of way of Morning Glory Road; thence along said right of way the following three (3) calls: (1) North 03°3'13" West 19.15 feet to a point of curvature; (2) thence along the arc of a 26.00 foot radius curve to the left 39.39 feet through a central angle of 86°48'03", the chord of which bears North 43°32'54" East 35.73 feet; (3) thence North 00°09'00" East 9.50 feet to a point of curvature; thence along the arc of a 5830.00 foot radius curve to the left 735.35 feet through a central angle of 07°13'37", the chord of which bears South 83°40'53" West 734.86 feet; thence South 09°55'55" East 51.87 feet to a point on the northerly right of way line of SR 92; thence along said right of way the following four (4) calls: (1) thence along the arc of a 5841.38 foot radius curve to the left 41.09 feet through a central angle of 00°24'11", the chord of which bears South 80°01'12" West 41.09 feet; (2) thence South 79°43'26" West 752.25 feet to a point of curvature; (3) thence along the arc of a 5646.95 foot radius curve to the right 777.28 feet through a central angle of 07°53'12", the chord of which bears South 83°40'37" West 776.67 feet; (4) thence South 87°36'38" West 2052.75 feet; thence leaving said right of way North 41°37'36" West 1115.22 feet along the easterly line of the Light Rail Corridor right of way; thence along said right of way the following nine (9) calls: (1) thence North 46°15'16" West 204.62 feet; (2) thence North 48°31'00" West 2116.69 feet to a point of curvature; (3) thence along the arc of a 2742.42 foot radius curve to the right 1214.82 feet through a central angle of 25°22'50", the chord of which bears North 28°41'09" West 1204.91 feet; (4) thence North 23°08'10" West 433.22 feet; (5) thence North 27°16'01" West 243.57; (6) thence North 29°56'45" West 451.27 feet to a point of curvature; (7) thence along the arc of a 1259.22 foot radius curve to the right 362.53 feet through a central angle of 16°29'44", the chord of which bears North 23°48'19" West 361.28 feet; (8) thence North 13°27'01" West 1753.90 feet to a point of curvature; (9) along the arc of a 476.03 foot radius curve to the left 132.64 feet through a central angle of 15°57'53", the chord of which bears North 21°25'58" West 132.21 feet; thence leaving said right of way South 89°45'05" East 962.65 feet to the westerly line of Winter Haven Subdivision Phase 1 Amended on file with the Utah County Recorder's Office; thence North 00°05'33" West along the westerly line of said Winter Haven Subdivision Phase 1 Amended and

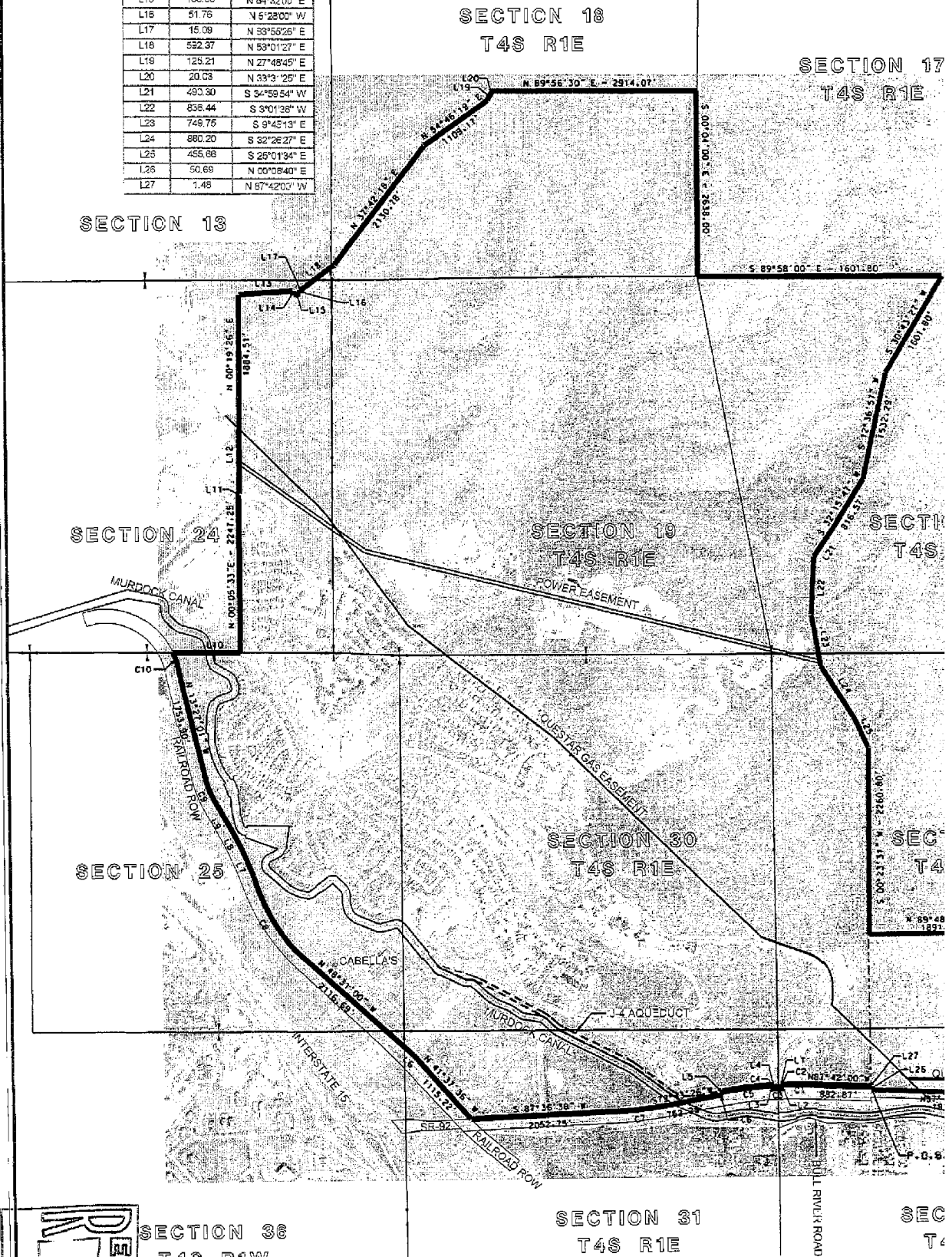
Winter Haven Phase 2 2247.25 feet; thence North 61°44'01" East 13.57 feet; thence North 00°30'22" East along said line 929.45 feet; thence North 00°19'26" East along said line 1884.51 feet; thence North 85°56'42" East 779.73 feet to the westerly line of the Utah Power and Light parcel as recorded in Warranty Deed Entry No. 42465, Book 1690 and Page 759 on file with the Utah County Recorders Office; thence South 05°28'00" East along said westerly line 50.70 feet; thence North 84°32'00" East along the southerly line of said parcel 100.00 feet; thence North 05°28'00" West along the easterly line of said parcel 51.76 feet; thence North 83°55'26" East 15.09 feet; thence North 53°01'27" East 592.37 feet; thence North 37°42'18" East 2130.78 feet; thence North 54°46'19" East 1109.17 feet; thence North 27°48'45" East 125.21 feet; thence North 33°31'25" East 20.03 feet; thence North 89°56'30" East 2914.07 feet to the West Quarter corner of Section 17, Township 4 South, Range 1 East, Salt Lake Base and Meridian, a found Utah County Brass Cap; thence South 00°04'00" East along the Section line 2638.00, according to field survey information, to the Southwest corner of said Section 17; thence South 89°58'00" East along the Section line 3481.86 through the South Quarter corner of said Section 17, a found Utah County Brass Cap, to a point; thence South 30°43'27" West 1601.80 feet; thence South 12°36'57" West 1532.29 feet; thence South 32°15'47" West 816.57 feet; thence South 34°59'54" West 490.30 feet; thence South 03°01'38" West 836.44 feet; thence South 09°45'13" East 749.75 feet; thence South 32°26'27" East 880.20 feet; thence South 25°01'34" East 455.66 feet; thence South 00°23'31" West 2660.80 feet; thence North 89°48'43" East 1891.43 feet; thence South 00°05'59" East 2268.04 feet; thence North 87°46'07" West 1910.08 feet; thence North 00°08'40" East 50.69 feet; thence North 87°42'00" West 1.48 feet to the point of beginning.

Area = 2660 Acres

Line Table		
Name	Length	Direction
L1	7.13	S 0°09'00" W
L2	19.60	S 1°27'26" E
L3	15.15	N 2°03'13" W
L4	9.50	N 0°09'00" E
L5	51.87	S 9°55'55" E
L6	204.62	N 46°15'16" W
L7	433.22	N 23°06'10" W
L8	243.57	N 27°15'01" W
L9	451.27	N 29°53'45" W
L10	582.65	S 68°45'05" E
L11	13.57	N 61°44'01" E
L12	929.45	N 0°33'22" E
L13	779.73	N 85°55'42" E
L14	50.70	S 05°28'00" E
L15	100.00	N 84°32'00" E
L16	51.76	N 5°28'00" W
L17	15.09	N 53°55'26" E
L18	552.37	N 53°01'27" E
L19	125.21	N 27°48'45" E
L20	20.03	N 33°3'25" E
L21	480.30	S 54°59'54" W
L22	838.44	S 3°01'36" W
L23	749.75	S 8°45'13" E
L24	880.20	S 32°26'27" E
L25	455.68	S 25°01'34" E
L26	50.69	N 00°05'40" W
L27	1.45	N 87°42'00" W

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance	Chord Direction
C1	5819.55	398.62	396.74	199.48	3.42	3.42	N 89°39'48" W
C2	26.00	41.67	37.28	26.74	7.87	11.30	S 45°39'13" E
C3	6841.38	160.89	160.88	80.45	0.55	0.55	S 87°54'06" W
C4	25.00	39.39	35.73	24.59	7.11	9.78	N 43°32'54" E
C5	5890.00	755.35	734.86	369.16	11.59	11.61	S 83°40'53" W
C6	5841.38	41.09	41.09	20.54	0.04	0.04	S 80°31'12" W
C7	5646.55	777.28	776.37	389.26	13.37	13.40	S 83°40'37" W
C8	2742.42	214.82	1204.91	617.54	86.99	86.87	N 28°41'09" W
C9	1259.22	362.53	351.26	182.53	13.02	13.15	N 23°48'19" W
C10	476.03	132.84	132.21	66.75	4.81	4.83	N 21°25'58" W

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