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**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Feb 10 04:17 PM FEE 382.00 BY TM  
RECORDED FOR SARATOGA SPRINGS CITY

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## NOTICE OF REINVESTMENT FEE COVENANT

Wildflower Village 4 Owners Association

(Village 4, Plats H-6A, H-6B, & H-7)

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Pursuant to Utah Code § 57-1-46(6), the Wildflower Village 4 Owners Association (the “**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 Declaration of Covenants, Conditions, and Restrictions for Wildflower Village 4, recorded with the Utah County Recorder on October 14, 2024 as Entry No. 70739:2024, and any amendments or supplements thereto (the “**Declaration**”).

The Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Wildflower, recorded with the Utah County Recorder on September 8, 2022 as Entry No. 98539:2022, and any amendments or supplements thereto (the “**Master Declaration**”), contains a Reinvestment Fee Covenant in Section 8.13 that permits the Association to assess a fee to transferees of any of the Burdened Property subject to the Master Declaration. The transferee, other than the Declarant or as otherwise provided in the Master Declaration or Declaration, is required to pay a reinvestment fee as established by the Association’s Board, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). The reinvestment fee amount payable to the Association shall be established by the Board in the Association’s Rules or through a Board resolution as permitted by the Declaration. The amount of the reinvestment fee shall be made available to all interested parties upon request to the Association. 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 the  
**Wildflower Village 4 Owners Association** that:

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

Wildflower Village 4 Owners Association  
12227 S. Business Park Dr., Ste 100  
Draper, Utah 84020

manager@hoaliving.com  
(801) 256.0465

**\*\* The contact information of the Association may be changed through the Utah HOA 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.

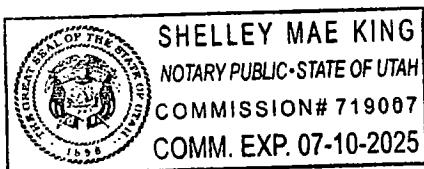
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities, and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common 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 16 day of December, 2024.



**DECLARANT**  
EDGE HOMES UTAH, LLC  
a Utah limited liability company,

By Steve Maddox  
Name: Steve Maddox  
Its: Manager

STATE OF UTAH )  
 ) ss.

COUNTY OF Utah )

On the 16 day of December, 2024, 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.

Shelley King  
Notary Public

**EXHIBIT A**  
(Legal Description)

All of **WILDFLOWER VILLAGE 4 PLAT H-6A**, according to the official plat filed in the office of the Utah County Recorder.

Parcel numbers not yet assigned.

More particularly described as:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 89° 32' 24" WEST ALONG THE SECTION LINE 627.99 FEET AND NORTH 1617.86 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 188.89 FEET WITH A RADIUS OF 979.50 FEET THROUGH A CENTRAL ANGLE OF 11° 02' 56", CHORD: NORTH 27° 00' 33" WEST 188.59 FEET; THENCE NORTH 48° 57' 20" EAST 9.40 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.66 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 29° 16' 24", CHORD: NORTH 34° 19' 08" EAST 30.32 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 298.97 FEET WITH A RADIUS OF 780.00 FEET THROUGH A CENTRAL ANGLE OF 21° 57' 40", CHORD: NORTH 08° 42' 05" EAST 297.14 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 175.53 FEET WITH A RADIUS OF 530.00 FEET THROUGH A CENTRAL ANGLE OF 18° 58' 33", CHORD: NORTH 07° 12' 32" EAST 174.73 FEET; THENCE NORTH 16° 41' 49" EAST 193.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 32.17 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 92° 09' 37", CHORD: NORTH 29° 23' 00" WEST 28.81 FEET; THENCE NORTH 14° 32' 11" EAST 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 2.91 FEET WITH A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 00° 19' 13", CHORD: SOUTH 75° 18' 12" EAST 2.91 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.77 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 88° 09' 35", CHORD: NORTH 60° 46' 36" EAST 27.83 FEET; THENCE NORTH 16° 41' 49" EAST 75.39 FEET; THENCE NORTH 73° 18' 11" WEST 18.50 FEET; THENCE NORTH 16° 41' 49" EAST 92.00 FEET; THENCE SOUTH 73° 18' 11" EAST 18.50 FEET; THENCE NORTH 16° 41' 49" EAST 161.12 FEET; THENCE NORTH 73° 18' 11" WEST 87.00 FEET; THENCE NORTH 16° 41' 49" EAST 414.17 FEET; THENCE SOUTH 73° 18' 11" EAST 87.00 FEET; THENCE NORTH 16° 41' 49" EAST 71.40 FEET; THENCE SOUTH 73° 18' 11" EAST 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 32.41 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 92° 50' 21", CHORD: NORTH 63° 06' 59" EAST 28.98 FEET; THENCE SOUTH 70° 27' 50" EAST 95.46 FEET; THENCE SOUTH 19° 43' 22" WEST 203.27 FEET; THENCE SOUTH 15° 24' 52" WEST 391.36 FEET; THENCE SOUTH 17° 09' 12" WEST 330.78 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 452.55 FEET WITH A RADIUS OF 1229.50 FEET THROUGH A CENTRAL ANGLE OF 21° 05' 21", CHORD: SOUTH 06° 36' 32" WEST 450.00 FEET; THENCE SOUTH 03° 56' 09" EAST 280.38 FEET; THENCE SOUTH 68° 30' 55" WEST 182.04 FEET TO THE POINT OF BEGINNING.

All of **WILDFLOWER VILLAGE 4 PLAT H-6B**, according to the official plat filed in the office of the Utah County Recorder.

Parcel numbers not yet assigned.

More particularly described as:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 89° 32' 24" WEST ALONG THE SECTION LINE 713.64 FEET AND NORTH 1785.19 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 30.58 FEET WITH A RADIUS OF 979.50 FEET THROUGH A CENTRAL ANGLE OF 01° 47' 20", CHORD: NORTH 33° 25' 41" WEST 30.58 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 324.52 FEET WITH A RADIUS OF 470.50 FEET THROUGH A CENTRAL ANGLE OF 39° 31' 08", CHORD: NORTH 14° 33' 47" WEST 318.13 FEET; THENCE NORTH 05° 11' 47" EAST 310.65 FEET; THENCE SOUTH 82° 55' 46" EAST 197.33 FEET; THENCE SOUTH 16° 41' 49" WEST 125.52 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 175.53 FEET WITH A RADIUS OF 530.00 FEET THROUGH A CENTRAL ANGLE OF 18° 58' 33", CHORD: SOUTH 07° 12' 32" WEST 174.73 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 298.97 FEET WITH A RADIUS OF 780.00 FEET THROUGH A CENTRAL ANGLE OF 21° 57' 40", CHORD: SOUTH 08° 42' 05" WEST 297.14 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 30.66 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 29° 16' 24", CHORD: SOUTH 34° 19' 08" WEST 30.32 FEET; THENCE SOUTH 48° 57' 20" WEST 9.40 FEET TO THE POINT OF BEGINNING.

All of **WILDFLOWER VILLAGE 4 PLAT H-7**, according to the official plat on file in the office of the Utah County Recorder.

Parcel numbers not yet assigned.

More particularly described as:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N89°32'24"W ALONG THE SECTION LINE 782.35 FEET AND NORTH 2427.44 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N05°11'47"E 207.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 267.94 FEET WITH A RADIUS OF 279.50 FEET THROUGH A CENTRAL ANGLE OF 54°55'35", CHORD: N22°16'00"W 257.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 14.40 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 68°45'30", CHORD: N15°21'03"W 13.55 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.07 FEET WITH A RADIUS OF 229.50 FEET THROUGH A CENTRAL ANGLE OF 03°45'41", CHORD: N17°08'52"E 15.06 FEET; THENCE S84°56'56"E 93.64 FEET; THENCE N05°03'04"E 908.40 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 192.64 FEET WITH A RADIUS OF 370.50 FEET THROUGH A CENTRAL ANGLE OF 29°47'26", CHORD: S58°28'10"E 190.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 210.78 FEET WITH A RADIUS OF 530.00 FEET THROUGH A CENTRAL ANGLE OF 22°47'10", CHORD: S54°58'02"E 209.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 70.11 FEET WITH A RADIUS OF 62.50 FEET THROUGH A CENTRAL ANGLE OF 64°16'36", CHORD: N81°30'05"E 66.50 FEET; THENCE S45°26'46"E 63.13 FEET; THENCE S19°32'10"W 72.54 FEET; THENCE S70°29'31"E 165.08 FEET TO THE WESTERLY

RIGHT-OF-WAY LINE OF THE MOUNTAIN VIEW CORRIDOR; THENCE S19°43'22"W ALONG SAID RIGHT-OF-WAY LINE 132.46 FEET; THENCE N70°27'50"W 95.46 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 32.41 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 92°50'21", CHORD: S63°06'59"W 28.98 FEET; THENCE N73°18'11"W 40.00 FEET; THENCE S16°41'49"W 71.40 FEET; THENCE N73°18'11"W 87.00 FEET; THENCE S16°41'49"W 414.17 FEET; THENCE S73°18'11"E 87.00 FEET; THENCE S16°41'49"W 161.12 FEET; THENCE N73°18'11"W 18.50 FEET; THENCE S16°41'49"W 92.00 FEET; THENCE S73°18'11"E 18.50 FEET; THENCE S16°41'49"W 75.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 30.77 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 88°09'35", CHORD: S60°46'36"W 27.83 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 2.91 FEET WITH A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 00°19'13", CHORD: N75°18'12"W 2.91 FEET; THENCE S14°32'11"W 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 32.17 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 92°09'37", CHORD: S29°23'00"E 28.81 FEET; THENCE S16°41'49"W 68.32 FEET; THENCE N82°55'46"W 197.33 FEET TO THE POINT OF BEGINNING.