

WHEN RECORDED RETURN TO:  
Edgewood Estates Homeowners Association, Inc.  
c/o HOA Strategies  
262 N University Ave.  
Farmington, UT 84025

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## NOTICE OF REINVESTMENT FEE COVENANT

(Edgewood Estates)

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Pursuant to Utah Code Ann. § 57-1-46(6), the Edgewood Estates 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 Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Edgewood Estates recorded with the Davis County Recorder on November 4, 2019 as Entry No. E 3200923 B 7382 P 445-491, 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 5.19 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 **Edgewood Estates** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:  
Edgewood Estates Homeowners Association, Inc.  
262 N University Ave.  
Farmington, UT 84025
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 Association has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Davis County Recorder.

DATED this 21 day of Nov., 2019.

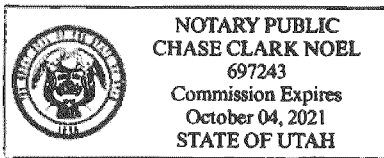
Edgewood Estates Homeowners Association, Inc.  
a Utah nonprofit corporation,

By: William Hammond

Its: PRESIDENT.

STATE OF UTAH )  
COUNTY OF DAVIS ) ss.

On the 21 day of November, 2019, personally appeared before me William Hammond who by me being duly sworn, did say that she/he is an authorized representative of Edgewood Estates Homeowners Association, Inc., and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



[Signature]  
Notary Public

**EXHIBIT A**  
[Legal Description]

All of **Edgewood Estates Phase 2, Plat A**, according to the official plat on file in the office of the Davis County Recorder.

Lots: 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B and Common Area

Parcel Numbers: **01-296-0001** through **01-296-0013**

All of **Edgewood Estates Phase 2, Plat B**, according to the official plat on file in the office of the Davis County Recorder.

Lots: 7A, 7B, 8A, 8B, 9A, 9B, 15A, 15B, 16A, 16B and Common Area

Parcel Numbers: **01-318-0001** through **01-318-0011**

All of **Edgewood Estates Phase 2, Plat C**, according to the official plat on file in the office of the Davis County Recorder.

Lots: 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B and Common Area

Parcel Numbers: **01-335-0001** through **01-335-0011**

All of **Edgewood Estates Phase 2, Plat D**, according to the official plat on file in the office of the Davis County Recorder.

Lots: 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B and Common Area

Parcel Numbers: **01-356-0001** through **01-356-0011**

All of **Edgewood Estates Phase 2, Plat E**, according to the official plat on file in the office of the Davis County Recorder.

Lots: 22A, 22B, 23A, 23B, 44A, 44B, 45A, 45B, 46A, 46B, 47A, 47B, 48A, 48B, 49A, 49B and Common Area

Parcel Numbers: **01-379-0001** through **01-379-0017**

All of **Edgewood Estates Phase 2, Plat F**, according to the official plat on file in the office of the Davis County Recorder.

Lots: 50A, 50B, 51A, 51B, 52A, 52B and Common Area

Parcel Numbers: **01-335-0001** through **01-335-0007**

All of **Edgewood Estates Phase 2, Plat G**, according to the official plat on file in the office of the Davis County Recorder.

Lots: 24A, 24B, 25A, 25B, 26A, 26B, 27A, 27B, 28A, 28B and Common Area

Parcel Numbers: **01-397-0001** through **01-397-0011**

All of **Edgewood Estates Phase 2, Plat H**, according to the official plat on file in the office of the Davis County Recorder.

Lots: 29A, 29B, 30A, 30B, 31A, 31B, 32A, 32B, 33A, 33B and Common Area

Parcel Numbers: **01-398-0001** through **01-398-0011**

All of **Edgewood Estates Phase 2, Plat I**, according to the official plat on file in the office of the Davis County Recorder.

Lots: 39A, 39B, 40A, 40B, 41A, 41B, 42A, 42B, 43A, 43B and Common Area

Parcel Numbers: **01-436-0001** through **01-436-0011**

All of **Edgewood Estates Phase 2, Plat J**, according to the official plat on file in the office of the Davis County Recorder.

Lots: 34A, 34B, 35A, 35B, 36A, 36B, 37A, 37B, 38A, 38B and Common Area

Parcel Numbers: **01-468-0001** through **01-468-0011**