

ENT 54578:2019 PG 1 of 4
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2019 Jun 17 10:23 am FEE 76.00 BY DA
 RECORDED FOR ALLRED, JAMES F

WHEN RECORDED, MAIL TO:

Paxton R. Guymon, Esq.
 York Howell & Guymon
 6405 South 3000 East, Suite 150
 Salt Lake City, Utah 84121

NOTICE OF REINVESTMENT FEE COVENANT

*(Spring Run Townhomes— a Townhome Community
 Located in Eagle Mountain City, Utah County, State of Utah)*

Pursuant to Utah Code Ann. §57-1-46 et seq., notice is hereby provided that each Unit that is part of the “Project” as defined in the “Declaration” (defined below) is subject to a reinvestment fee covenant requiring payment of One Thousand Dollars (\$1,000) to the “Association.” As set forth in the Declaration, the amount of the reinvestment fee may be adjusted by the Declarant during the Period of Declarant’s Control and thereafter by the Board of Directors of the Association.

1. The Declaration is that certain Declaration of Covenants, Conditions, Easements and Restrictions of Spring Run Townhomes, recorded with the Utah County Recorder’s Office on January 16, 2019 as Entry No. 4390:2019.
2. The Association is Spring Run Townhomes HOA, Inc., a Utah nonprofit corporation, and the fee under the reinvestment fee covenant shall be paid to the Association and delivered to:

James F. Allred, Board of Directors
 5151 South 900 East, #250
 Salt Lake City, Utah 84117

3. The reinvestment fee covenant is described in Article 21 of the Declaration. The reinvestment fee covenant is intended to run with the land for all phases of the Project, and bind all successors in interest and assigns.
4. The existence of the reinvestment fee covenant precludes the imposition of any additional reinvestment fee covenants on the burdened property.
5. The reinvestment fee covenant shall remain in full force and effect so long as the Declaration encumbers the Project (as the term “Project” is defined in the Declaration).
6. The purpose of the reinvestment fee covenant and the fees to be paid to the Association is to enable the Association to meet its obligations and to benefit the Property (as defined in the Declaration) and to be used for any purpose allowed by law.
7. The fees required to be paid to the Association pursuant to the reinvestment fee covenant must be used by the Association to meet the Association’s obligations to establish and fund a Capital Reserve Account and to benefit the Property and to be used for any purpose allowed by law.
8. This Notice of Reinvestment Fee Covenant shall be recorded in the Utah County Recorder’s Office against the real property described in Exhibit “A” hereto.

WHEREFORE, this Notice of Reinvestment Fee Covenant is executed by Spring Run Townhomes, LLC as the “Declarant” of the Declaration and as authorized representative of the Association.

DECLARANT:
SPRING RUN TOWNHOMES, LLC

James F. Allred
By: James F. Allred, Manager

STATE OF UTAH)
) :ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 13th day of June, 2019, by James F. Allred, as Manager of Spring Run Townhomes, LLC.

Julee A. Mori

NOTARY PUBLIC
*my commission Expires 07/01/2022
Residing in Salt Lake City, Utah*

SEAL:



EXHIBIT "A"

(Legal Description of the Property)

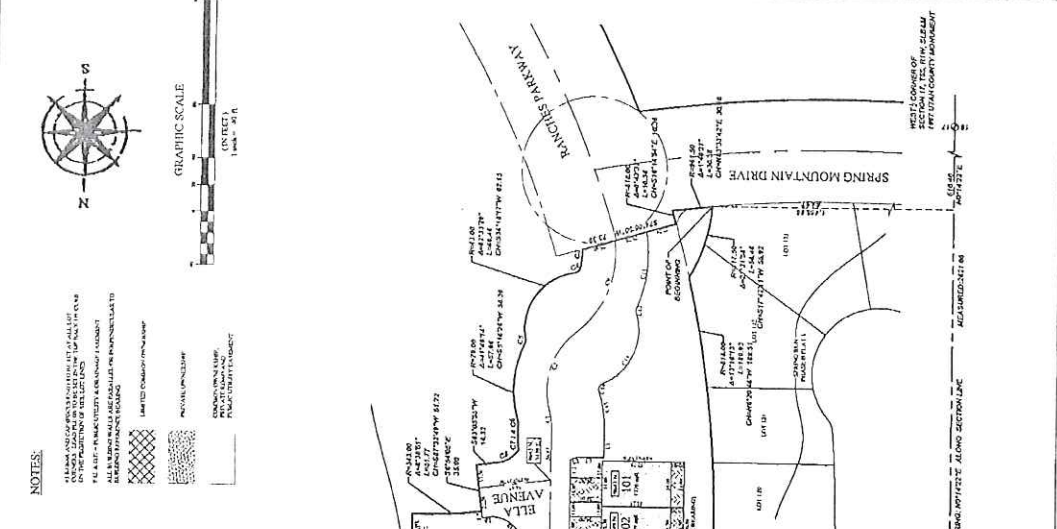
BOUNDARY DESCRIPTION

A PORTION OF THE NW1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF PLAT "B" PHASE 1 SPRING RUN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 19, 2016 AS ENTRY NO. 44544:2016 IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED N0°14'22"E ALONG THE SECTION LINE 516.46 FEET AND EAST 1,465.86 FEET FROM THE WEST ¼ CORNER OF SECTION 17, T5S, R1W, S.L.B.& M.; THENCE ALONG SAID PLAT THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 117.50 FEET (RADIUS BEARS: S86°03'48"E) A DISTANCE OF 56.46 FEET THROUGH A CENTRAL ANGLE OF 27°31'59" CHORD: N17°42'11"E 55.92 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 818.00 FEET (RADIUS BEARS: N77°00'08"E) A DISTANCE OF 189.93 FEET THROUGH A CENTRAL ANGLE OF 13°18'13" CHORD: N06°20'46"W 189.51 FEET; THENCE N00°18'21"E 457.27 FEET; THENCE S89°41'39"E 227.50 FEET; THENCE S00°18'21"W 465.37 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 343.16 FEET (RADIUS BEARS: S01°52'14"W) A DISTANCE OF 51.77 FEET THROUGH A CENTRAL ANGLE OF 08°38'51" CHORD: S87°32'49"W 51.72 FEET; THENCE S06°54'05"E 35.00 FEET; THENCE S83°05'55"W 16.32 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 23.00 FEET A DISTANCE OF 18.43 FEET THROUGH A CENTRAL ANGLE OF 45°54'02" CHORD: S60°08'54"W 17.94 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET (RADIUS BEARS: S84°45'47"W) A DISTANCE OF 9.67 FEET THROUGH A CENTRAL ANGLE OF 05°32'34" CHORD: S02°27'56"E 9.67 FEET; THENCE S00°18'21"W 7.66 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET A DISTANCE OF 6.96 FEET THROUGH A CENTRAL ANGLE OF 15°56'33" CHORD: S07°39'55"E 6.93 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 79.00 FEET A DISTANCE OF 57.66 FEET THROUGH A CENTRAL ANGLE OF 41°49'14" CHORD: S05°16'26"W 56.39 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET A DISTANCE OF 3.16 FEET THROUGH A CENTRAL ANGLE OF 36°09'30" CHORD: S08°06'18"W 3.10 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET A DISTANCE OF 69.46 FEET THROUGH A CENTRAL ANGLE OF 92°33'29" CHORD: S36°18'17"W 62.15 FEET; TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET A DISTANCE OF 6.14 FEET THROUGH A CENTRAL ANGLE OF 70°19'01" CHORD: S47°25'31"W 5.76 FEET; TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET A DISTANCE OF 13.70 FEET THROUGH A CENTRAL ANGLE OF 15°41'48" CHORD: S04°25'07"W 13.66 FEET; THENCE S74°06'50"W 73.39 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 818.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N74°06'50"E) 10.36 FEET THROUGH A CENTRAL ANGLE OF 00°43'33" (CHORD: S16°14'54"E 10.36 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 961.50 FEET (RADIUS BEARS: N07°20'36"W) A DISTANCE OF 30.38 FEET THROUGH A CENTRAL ANGLE OF 01°48'37" CHORD: S83°33'42"W 30.38 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.11 ACRES+/-

SURVEYOR'S CERTIFICATE
 I, Steven W. Lawrence, do hereby certify that I am a Professional Land Surveyor, and that I have examined the...
BOUNDARY DESCRIPTION
 A PERSON IN THE NAME OF THE SELLER HAS BEGUN TO CONVEY TO THE BUYER THE REAL PROPERTY...
OWNER'S DEDICATION
 WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY...
ACKNOWLEDGEMENT
 ON THIS DAY OF...
LIMITED LIABILITY ACKNOWLEDGEMENT
 THE CITY COUNCIL HAS REVIEWED THE INFORMATION...
ACCEPTANCE BY LEGISLATION
 THE CITY COUNCIL HAS REVIEWED THE INFORMATION...
 APPROVED BY MAYOR...
 APPROVED BY CITY ATTORNEY...



NOTES:
 1. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
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 3. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
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 5. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.



SITE TABULATIONS

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1000	1000	1000
2	1000	1000	1000
3	1000	1000	1000
4	1000	1000	1000
5	1000	1000	1000
6	1000	1000	1000
7	1000	1000	1000
8	1000	1000	1000
9	1000	1000	1000
10	1000	1000	1000
11	1000	1000	1000
12	1000	1000	1000
13	1000	1000	1000
14	1000	1000	1000
15	1000	1000	1000
16	1000	1000	1000
17	1000	1000	1000
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19	1000	1000	1000
20	1000	1000	1000
21	1000	1000	1000
22	1000	1000	1000
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47	1000	1000	1000
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94	1000	1000	1000
95	1000	1000	1000
96	1000	1000	1000
97	1000	1000	1000
98	1000	1000	1000
99	1000	1000	1000
100	1000	1000	1000

DOMINION ENERGY COMPANY
 The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief.
ROCKY MOUNTAIN POWER
 The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief.
THINKSTOCK COMMUNITIES, INC.
 The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief.