

Recorded at the Request of:

Fairmeadows Homeowner's Association, Inc.
3783 S. 500 W., Suite 8
Salt Lake City, UT 84103

**Record against the real property
described in Exhibit A**

NOTICE OF REINVESTMENT FEE COVENANT
(Pursuant to Utah Code § 57-1-46)

Pursuant to Utah Code § 57-1-46, this Notice of Reinvestment Fee Covenant (the "**Notice**") provides notice that a reinvestment fee covenant (the "**Reinvestment Fee Covenant**") affects the real property that is described in **Exhibit A** to this Notice. The Reinvestment Fee Covenant was recorded as part of the Declaration of Covenants, Conditions, and Restrictions for Fairmeadows Homeowner's Association, Inc. (the "**Declaration**") recorded with in the official records of the County Recorder for Salt Lake County, State of Utah, at Entry No. 7779765. The Declaration (and any future amendments and supplements thereto) establishes certain obligations of which all owners, sellers, and buyers should be aware.

BE IT KNOWN TO ALL SELLERS, BUYERS, AND TITLE COMPANIES either owning, purchasing, or assisting with the closing of a property conveyance within the Fairmeadows Condominium Complex a planned unit development project in Park City, State of Utah,

THAT:

1. The Fairmeadows Owner's Association, Inc. (the "**Association**") is the beneficiary of the Reinvestment Fee Covenant. Payment of the reinvestment shall be paid to the Association. The current address for the Association's principle office is 6880 South 775 East Fairmeadows, Midvale, UT 84047. The Association's registered agent is David Matheson and may be contacted at: (801) 566-1411; 3783 S. 500 W., Suite 8, Salt Lake City, UT 84103

The address of the Association and its registered agent, or other authorized representative, may change from time to time as updated by the Association with the Utah Division of Corporations and Commercial Code and the Utah Department of Commerce. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Association on file with these divisions/departments of the State of Utah.

2. The Reinvestment Fee Covenant obligates the buyer or seller of real property within the Project to pay the Association a reinvestment fee upon and as a result of a transfer of the real property. The burden and obligation of the Reinvestment Fee Covenant is intended to: (i) run with all real property identified on Exhibit A; and (ii) bind successors in interest and assigns

of each and every lot and lot owner within the Project. The duration of the Reinvestment Fee Covenant shall be in perpetuity unless and until the Association's members amend or terminate the Reinvestment Fee Covenant pursuant to the amendment provisions of the Declaration.

3. The Reinvestment Fee Covenant is required to, and does, benefit the burdened property as the purpose of reinvestment fee paid to the Association under the Reinvestment Fee Covenant includes payment for: (i) common planning, facilities, and infrastructure in the Project; (ii) obligations arising from any environmental covenant; (iii) community programming; (iv) open space; (v) recreational facilities and amenities; (vi) charitable purposes; and/or (vii) Association expenses as provided for in Utah Code § 57-1-46(1)(a).

4. Pursuant to Utah Code § 57-1-46(8), payment of the reinvestment fee may not be enforced upon: (i) an involuntary transfer; (ii) a transfer that results from a court order; (iii) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer of the burdened property, provides adequate proof of consanguinity; (iv) a transfer of change of interest due to death, whether provided in a will, trust, or decree of distribution; or (v) a transfer of the burdened property by a financial institution, except for the costs (not to exceed \$250.00) directly related to the transfer of the burdened property, as required by the Reinvestment Fee Covenant. Declaration may identify additional exemptions not specifically listed herein.

5. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property, unless otherwise provided by Utah law.

6. Association's governing Board has the authority to establish the amount of the reinvestment fee, but such amount may not exceed one half of one percent (0.5%) of the value of the real property at the time of the transfer, which value of the real property includes the value of any residential dwelling and all other improvements on the real property subject to the Reinvestment Fee Covenant. The Association must be contacted to provide any seller, buyer, title company, or other third party with the amount of the reinvestment fee.

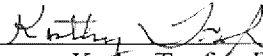
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*Notice of Reinvestment Fee Covenant for
Fairmeadows Owners Association*

IN WITNESS WHEREOF, the Association has executed and delivered this Notice on the dates indicated below, to be effective upon recording with the Salt Lake County Recorder.

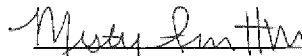
DATED this 21 day of AUGUST, 2024.

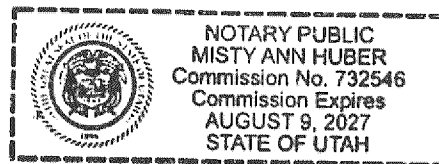
FAIRMEADOWS HOMEOWNER'S ASSOCIATION, INC.


By: Kathy Taufer, Board Member and
Authorized Representative

STATE OF UTAH)
 :SS.
County of Salt Lake)

On this 21 day of August, 2024, personally appeared before me Kathy Taufer, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that she is a Board member and authorized representative of Fairmeadows Homeowner's Association, Inc., and that he executed the foregoing on behalf said entity being authorized and empowered to do so, and she acknowledged before me that such entity executed the same for the uses and purposes stated therein.


Notary Public



*Notice of Reinvestment Fee Covenant for
Fairmeadows Owners Association*

EXHIBIT A

(Legal Description)

COVENTRY AT FAIRMEADOWS CONDOMINIUM PROJECT

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Parcel No. 22-20-354-114-0000

Unit No.	Building No.	Parcel No.
1	1	22-20-380-002-000
2	1	22-20-380-003-000
3	1	22-20-380-004-000
4	2	22-20-380-005-000
5	2	22-20-380-006-000
6	2	22-20-380-007-000
7	2	22-20-380-008-000
8	2	22-20-380-009-000
9	2	22-20-380-010-000
10	3	22-20-380-011-000
11	3	22-20-380-012-000
12	3	22-20-380-013-000
13	4	22-20-359-002-0000
14	4	22-20-359-003-0000
15	4	22-20-359-004-0000
16	5	22-20-359-005-0000
17	5	22-20-359-006-0000
18	5	22-20-359-007-0000
19	5	22-20-359-008-0000
20	6	22-20-361-002-0000
21	6	22-20-361-003-0000
22	6	22-20-361-004-0000
23	6	22-20-361-005-0000
24	7	22-20-361-006-0000
25	7	22-20-361-007-0000
26	7	22-20-361-008-0000
27	7	22-20-361-009-0000

Unit No.	Building No.	Parcel No.
28	16	22-20-380-014-000
29	16	22-20-380-015-000
30	16	22-20-380-016-000
31	16	22-20-380-017-000
32	17	22-20-380-018-000
33	17	22-20-380-019-000
34	17	22-20-380-020-000
35	17	22-20-380-021-000
36	17	22-20-380-022-000
37	17	22-20-380-023-000
57	8	22-20-354-002-0000
58	8	22-20-354-003-0000
59	8	22-20-354-004-0000
60	8	22-20-354-005-0000
61	9	22-20-354-006-0000
62	9	22-20-354-007-0000
63	9	22-20-354-008-0000
64	9	22-20-354-009-0000
65	10	22-20-354-010-0000
66	10	22-20-354-011-0000
67	10	22-20-354-012-0000
68	10	22-20-354-013-0000
69	11	22-20-354-014-0000
70	11	22-20-354-015-0000
71	11	22-20-354-016-0000
72	11	22-20-354-017-0000
73	12	22-20-354-018-0000
74	12	22-20-354-019-0000
75	12	22-20-354-020-0000
76	12	22-20-354-021-0000
77	13	22-20-354-022-0000
78	13	22-20-354-023-0000
79	13	22-20-354-024-0000
80	14	22-20-354-025-0000
81	14	22-20-354-026-0000
82	14	22-20-354-027-0000
83	14	22-20-354-028-0000
84	14	22-20-354-029-0000
85	15	22-20-354-030-0000
86	15	22-20-354-031-0000
87	15	22-20-354-032-0000
88	18	22-20-354-033-0000
94	18	22-20-354-002-0000
95	18	22-20-354-003-0000

Unit No.	Building No.	Parcel No.
96	18	22-20-354-004-0000
97	18	22-20-354-005-0000
98	19	22-20-382-002-0000
99	19	22-20-382-003-0000
100	19	22-20-382-004-0000
101	19	22-20-382-005-0000
102	19	22-20-382-006-0000
103	20	22-20-360-002-0000
104	20	22-20-360-003-0000
105	20	22-20-360-004-0000
106	20	22-20-360-005-0000
107	21	22-20-360-006-0000
108	21	22-20-360-007-0000
109	21	22-20-360-008-0000
110	21	22-20-360-009-0000
111	21	22-20-360-010-0000
112	22	22-20-362-002-0000
113	22	22-20-362-003-0000
114	22	22-20-362-004-0000
115	22	22-20-362-005-0000
116	23	22-20-362-006-0000
117	23	22-20-362-007-0000
118	23	22-20-362-008-0000
119	23	22-20-362-009-0000
120	23	22-20-362-010-0000
121	24	22-20-354-034-0000
122	24	22-20-354-035-0000
123	24	22-20-354-036-0000
124	24	22-20-354-037-0000
125	25	22-20-354-038-0000
126	25	22-20-354-039-0000
127	25	22-20-354-040-0000
128	25	22-20-354-041-0000
129	26	22-20-354-042-0000
130	26	22-20-354-043-0000
131	26	22-20-354-044-0000
132	26	22-20-354-045-0000
133	27	22-20-354-046-0000
134	27	22-20-354-047-0000
135	27	22-20-354-048-0000
136	27	22-20-354-049-0000
137	28	22-20-354-050-0000
138	28	22-20-354-051-0000
139	28	22-20-354-052-0000

Unit No.	Building No.	Parcel No.
140	28	22-20-354-053-0000
141	29	22-20-354-054-0000
142	29	22-20-354-055-0000
143	29	22-20-354-056-0000
144	29	22-20-354-057-0000
145	30	22-20-354-058-0000
146	30	22-20-354-059-0000
147	30	22-20-354-060-0000
148	30	22-20-354-061-0000
149	31	22-20-354-062-0000
150	31	22-20-354-063-0000
151	31	22-20-354-064-0000
152	31	22-20-354-065-0000
153	32	22-20-354-066-0000
154	32	22-20-354-067-0000
155	32	22-20-354-068-0000
156	32	22-20-354-069-0000
157	32	22-20-354-070-0000
158	32	22-20-354-071-0000
159	32	22-20-354-072-0000
160	32	22-20-354-073-0000
161	33	22-20-354-074-0000
162	33	22-20-354-075-0000
163	33	22-20-354-076-0000
164	33	22-20-354-077-0000
165	33	22-20-354-078-0000
166	33	22-20-354-079-0000
167	33	22-20-354-080-0000
168	33	22-20-354-081-0000
169	34	22-20-354-082-0000
170	34	22-20-354-083-0000
171	34	22-20-354-084-0000
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173	34	22-20-354-086-0000
174	34	22-20-354-087-0000
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177	35	22-20-354-090-0000
178	35	22-20-354-091-0000
179	35	22-20-354-092-0000
180	35	22-20-354-093-0000
181	35	22-20-354-094-0000
182	35	22-20-354-095-0000
183	35	22-20-354-096-0000

Unit No.	Building No.	Parcel No.
184	35	22-20-354-097-0000
185	36	22-20-354-098-0000
186	36	22-20-354-099-0000
187	36	22-20-354-100-0000
188	36	22-20-354-101-0000
189	36	22-20-354-102-0000
190	36	22-20-354-103-0000
191	36	22-20-354-104-0000
192	36	22-20-354-105-0000
193	37	22-20-353-002-0000
194	37	22-20-353-003-0000
195	37	22-20-353-004-0000
196	37	22-20-353-005-0000
197	37	22-20-353-006-0000
198	37	22-20-353-007-0000
199	37	22-20-353-008-0000
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203	38	22-20-353-012-0000
204	38	22-20-353-013-0000
205	38	22-20-353-014-0000
206	38	22-20-353-015-0000
207	38	22-20-353-016-0000
208	38	22-20-353-017-0000
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210	39	22-20-353-019-0000
211	39	22-20-353-020-0000
212	39	22-20-353-021-0000
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214	39	22-20-353-023-0000
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219	40	22-20-353-028-0000
220	40	22-20-353-029-0000
221	40	22-20-353-030-0000
222	40	22-20-353-031-0000
223	40	22-20-353-032-0000
224	40	22-20-353-033-0000
225	41	22-20-353-034-0000
226	41	22-20-353-035-0000
227	41	22-20-353-036-0000

Unit No.	Building No.	Parcel No.
228	41	22-20-353-037-0000
229	41	22-20-353-038-0000
230	41	22-20-353-039-0000
231	41	22-20-353-040-0000
232	41	22-20-353-041-0000
233	42	22-20-354-106-0000
234	42	22-20-354-107-0000
235	42	22-20-354-108-0000
236	42	22-20-354-109-0000
237	42	22-20-354-110-0000
238	42	22-20-354-111-0000
239	42	22-20-354-112-0000
240	42	22-20-354-113-0000
241	43	22-20-353-042-0000
242	43	22-20-353-043-0000
243	43	22-20-353-044-0000
244	43	22-20-353-045-0000
245	43	22-20-353-046-0000
246	43	22-20-353-047-0000
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251	44	22-20-353-052-0000
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253	44	22-20-353-054-0000
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255	44	22-20-353-056-0000
256	44	22-20-353-057-0000