



WHEN RECORDED RETURN TO:  
Bastian Homes LLC  
1116 South 730 West  
Payson, UT 84651

ENT 77690:2018 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Aug 16 10:14 am FEE 131.00 BY HG  
RECORDED FOR PAYSON CITY CORPORATION

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## NOTICE OF REINVESTMENT FEE COVENANT

(Heritage Village Plats "B", "D", & "E")

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Pursuant to Utah Code Ann. § 57-1-46(6), the Heritage Village Homeowners Association ("**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 Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Heritage Village recorded with the Utah County Recorder on August 14, 2003 as Entry No. 78151:2013, 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 7.8.4 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 **Heritage Village** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:  
Heritage Village Homeowners Association  
187 West Main Street  
Lehi, UT 84043
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 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 5 day of 14, 2018.

Bastian Homes LLC  
a Utah limited liability company,

By: [Signature]

Its: President

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

On the 14th day of May, 2018, personally appeared before me Byron Bastian who by me being duly sworn, did say that she/he is an authorized representative of Bastian Homes LLC, 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 **Heritage Village Plat "B"**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Parcel Numbers: 41:776:0001 through 41:776:0051

All of **Heritage Village Plat "D"**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Parcel Numbers: 41:824:0052 through 41:824:0093

All of **Heritage Village Plat "E"**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Including Lots 94 through 117

More particularly described as:

BEGINNING AT A POINT WHICH LIES S00°21'43"E 964.56 FEET AND WEST 676.60 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°30'00"E 542.02 FEET THENCE N89°56'36"W 159.91 FEET; THENCE S00°23'32"E 32.00 FEET; THENCE N89°56'36"W 288.40 FEET; THENCE NORTH 569.68 FEET; THENCE N89°30'00"E 443.38 FEET TO THE POINT OF BEGINNING. CONTAINS 5.74 ACRES.