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When Recorded Return To:
JF Gentile, LLC
1148 W. Legacy Crossing Blvd. Ste 400
Centerville, Utah 84014

E 3216541 B 7423 P 414-416
RICHARD T. NAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/07/2020 09:52 AM
FEE \$150.00 Pgs: 3
DEP RT REC'D FOR LAYTON CITY

10-341-0001 three 0004

NOTICE OF REINVESTMENT FEE COVENANT

(Gentile Station)

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Pursuant to Utah Code § 57-1-46(6), the Gentile Station Homeowners Association, a Utah non-profit corporation (the "**Association**"), hereby gives notice of a Reinvestment Fee Covenant which burdens all the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, and any additional land that is annexed into and made subject to the Declaration of Covenants, Conditions, and Restrictions for Gentile Station, that was recorded on _____, 2019, as Entry No. _____, in the records of Davis County, Utah, 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 determined 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).

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of Burdened Property conveyance within the **Gentile Station** development that:

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

Gentile Station Homeowners Association
1148 W. Legacy Crossing Blvd. Suite #400
Centerville, UT 84014

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 Davis County Recorder.

DATED this 3 day of January, 2019²⁰

DECLARANT

JF GENTILE, LLC

By: [Signature]

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the 3rd day of January, 2019²⁰, personally appeared before me Chad Bessinger who by me being duly sworn, did say that she/he is an authorized representative of JF Gentile, 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 **Gentile Station**, according to the official plat on file in the office of the Davis County Recorder.

Including Units 1 – 63 (Parcel Numbers for individual Units not yet assigned)

More particularly described as:

BEGINNING AT A POINT SOUTH 89°53'10" WEST 719.70 FEET AND NORTH 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°53'09" WEST 214.77 FEET; THENCE SOUTH 00°06'50" EAST 33.00 FEET; THENCE SOUTH 89°53'10" WEST 200.14 FEET; THENCE NORTH 0°06'50" WEST 288.00 FEET; THENCE SOUTH 89°53'08" WEST 134.72 FEET; THENCE NORTH 0°06'50" WEST 440.07 FEET; THENCE SOUTH 49°41'41" EAST 719.13 FEET; THENCE SOUTH 0°39'00" EAST 228.81 FEET TO THE POINT OF BEGINNING. CONTAINS 5.17 acres.