

WHEN RECORDED RETURN TO:

CW The Ridge LLC.
1222 W. Legacy Crossing Blvd. Suite 6
Centerville, UT 84014

01-506-0101 through 01-506-0159
01-506-0201 through 01-506-0244
01-506-0301 through 01-506-0354

NOTICE OF REINVESTMENT FEE COVENANT

(The Ridge Subdivision P.U.D.)

Pursuant to Utah Code Ann. §57-1-46(6), The Ridge Master Association, Inc. (the “**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 Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Ridge Subdivision P.U.D., recorded with the Davis County Recorder on SEPTEMBER 10, 2019 as Entry No. 3185813, in Book 7343 and beginning at Page 742, 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 or an affiliate of the Declarant as provided in the Declaration, is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 5.14 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 **The Ridge Subdivision P.U.D.** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
The Ridge Master Association, Inc.
1222 W. Legacy Crossing Blvd. Suite 6
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.

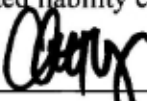
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common 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 17 day of JUNE, 2020.

CW THE RIDGE, LLC
a Utah limited liability company,

By: 

Its: AUTHORIZED REPRESENTATIVE

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the 17 day of JUNE, 2020, personally appeared before me COLIN H. WRIGHT who by me being duly sworn, did say that she/he is an authorized representative of CW The Ridge, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.


Notary Public

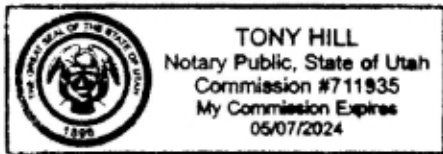


EXHIBIT A
[Legal Description]

ALL OF PARCEL A, RIDGE SUBDIVISION PUD, THE. CONT. 7.42000 ACRES Parcel ID: 015060351
ALL OF PARCEL B, RIDGE SUBDIVISION PUD, THE. CONT. 0.52000 ACRES Parcel ID: 015060352
ALL OF PARCEL C, RIDGE SUBDIVISION PUD, THE. CONT. 4.96000 ACRES Parcel ID: 015060353
ALL OF PARCEL D, RIDGE SUBDIVISION PUD, THE. CONT. 8.07000 ACRES Parcel ID: 015060354

ALL OF LOT 101, RIDGE SUBDIVISION PUD, THE. CONT. 0.19000 ACRES. Parcel ID: 015060101
ALL OF LOT 102, RIDGE SUBDIVISION PUD, THE. CONT. 0.14000 ACRES. Parcel ID: 015060102
ALL OF LOT 103, RIDGE SUBDIVISION PUD, THE. CONT. 0.14000 ACRES. Parcel ID: 015060103
ALL OF LOT 104, RIDGE SUBDIVISION PUD, THE. CONT. 0.19000 ACRES. Parcel ID: 015060104
ALL OF LOT 105, RIDGE SUBDIVISION PUD, THE. CONT. 0.19000 ACRES. Parcel ID: 015060105
ALL OF LOT 106, RIDGE SUBDIVISION PUD, THE. CONT. 0.11000 ACRES. Parcel ID: 015060106
ALL OF LOT 107, RIDGE SUBDIVISION PUD, THE. CONT. 0.12000 ACRES. Parcel ID: 015060107
ALL OF LOT 108, RIDGE SUBDIVISION PUD, THE. CONT. 0.17000 ACRES. Parcel ID: 015060108
ALL OF LOT 109, RIDGE SUBDIVISION PUD, THE. CONT. 0.27000 ACRES. Parcel ID: 015060109
ALL OF LOT 110, RIDGE SUBDIVISION PUD, THE. CONT. 0.29000 ACRES. Parcel ID: 015060110
ALL OF LOT 111, RIDGE SUBDIVISION PUD, THE. CONT. 0.33000 ACRES. Parcel ID: 015060111
ALL OF LOT 112, RIDGE SUBDIVISION PUD, THE. CONT. 0.22000 ACRES. Parcel ID: 015060112
ALL OF LOT 113, RIDGE SUBDIVISION PUD, THE. CONT. 0.22000 ACRES. Parcel ID: 015060113
ALL OF LOT 114, RIDGE SUBDIVISION PUD, THE. CONT. 0.22000 ACRES. Parcel ID: 015060114
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