

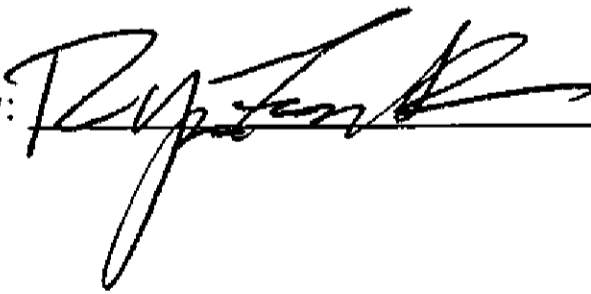
When Recorded Return to:
BCB Townhomes, LLC
1835 S. Hwy 89
Perry, UT 84302

NOTICE OF REINVESTMENT FEE COVENANT

1. BCB Townhomes, LLC ("Declarant"), 1835 S. Hwy 89, Perry, UT 84302, hereby provides notice that it has enacted a Reinvestment Fee Covenant.
2. The burden of the reinvestment fee covenant is intended to run with the land described in Exhibit "A" attached, and to bind successors in interest and assigns.
3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The duration of the reinvestment fee covenant is for a period of 50 years.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is for the use and improvement of the BCB Townhomes Subdivision common areas and facilities appurtenant to the units and to pay for association expenses as defined in UCA 57-1-46.
6. The fee required to be paid under the reinvestment fee covenant is required to benefit the BCB Townhomes Subdivision common area and the owners thereof and is in the amount of 0.5% of the value of burdened property.

IN WITNESS WHEREOF, we have affixed our signatures this 30 day of June, 2021.

BCB TOWNHOMES, LLC

By:  _____

STATE OF UTAH)
COUNTY OF Box Elder)
:SS

On this 30 day of June, 2021, personally appeared before me Ryan W. Forsyth, who, being by me duly sworn, did say that (s)he is the authorized representative of BCB Townhomes, LLC, and that the within and foregoing instrument was signed in behalf of said corporation and (s)he duly acknowledged to me (s)he executed the same.





Notary Public

EXHIBIT A

LEGAL DESCRIPTION

The real property included in the **BCB Townhomes Subdivision**, located in Box Elder County, Utah, is described as follows:

A PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, PARTIAL AMENDMENT TO BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT 'A', AS ENTRY NO. 24342 IN THE BOX ELDER COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 92.56 FEET AND NORTH 88°24'04" WEST 2050.09 FEET AND SOUTH 01°35'56" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE WEST AND SOUTH LINES OF SAID LOT 4 THE FOLLOWING TWO (2) COURSES: SOUTH 01°35'56" WEST 110.00 FEET AND SOUTH 88°24'04" EAST 92.34 FEET TO THE WEST RIGHT-OF-WAY OF 200 EAST STREET; THENCE SOUTH 01°11'59" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 144.74 FEET TO THE NORTHEAST CORNER OF LOT 4, AMENDMENT OF LOT 3, BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT 'E' AS ENTRY NO. 075566 IN THE BOX ELDER COUNTY RECORDER'S OFFICE; THENCE NORTH 88°48'01" WEST ALONG SAID NORTH LINE 203.65 FEET TO A POINT ON THE EAST LINE OF LOT 1, AMENDED BRIGHAM INTERMOUNTAIN DEVELOPMENT PLAT 'E' AS ENRY NO. 24502 IN THE BOX ELDER COUNTY RECORDER'S OFFICE; THENCE NORTH 01°02'21" EAST 256.17 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET; THENCE SOUTH 88°24'04" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 112.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 42,002.78 SQ/FT OR 0.96 ACRES