



\*W3117523\*

When Recorded Return To:  
Knudson Korner, LLC  
2219 East Lorita Way  
Cottonwood Heights, UT 84093

E# 3117523 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
13-Jan-21 0107 PM FEE \$204.00 DEP PC  
REC FOR: OLD REPUBLIC TITLE (DRAPER)  
ELECTRONICALLY RECORDED

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## NOTICE OF REINVESTMENT FEE COVENANT

(Knudson Crossing)

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Pursuant to Utah Code § 57-1-46(6), the Knudson Crossing Owners 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 Knudson Crossing, that was recorded on November 6, 2019, as Entry No. 3014983 in Book - N/A, at Pages - N/A, in the records of Weber 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 **Knudson Crossing Subdivision** that:

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

Knudson Crossing Owners Association  
2219 East Lorita Way  
Cottonwood Heights, UT 84093

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 Weber County Recorder.

DATED this 14<sup>th</sup> day of July, 2020.

**DECLARANT**  
**KNUDSON KORNER, LLC**

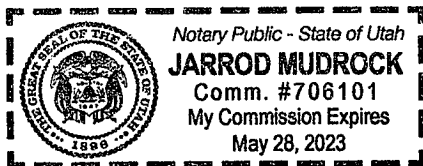
By: Tiffany Homes, Inc.

Its: Managing Member

By: [Signature]  
Dennis E. Peters, President

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

On the 14<sup>th</sup> day of JULY, 2020, personally appeared before me DENNIS E. PETERS who by me being duly sworn, did say that she/he is an authorized representative of Knudson Korner, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



[Signature]  
Notary Public

**EXHIBIT A**

All of Lots 1-28, inclusive, KNUDSON CROSSING, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

The following is for informational purposes only:  
Tax ID No's. 08-628-0001 through 08-628-0028

**ALSO:**

All of Lots 29-34, Building F, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 35-39, Building N, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 40-45, Building M, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 46-49, Building P, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 50-52, Building O, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 53-58, Building L, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 59-62, Building K, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 63-68, Building Q, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 69-74, Building J, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 75-79, Building I, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 80-82, Building H, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 83-88, Building R, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

All of Lots 89-92, Building G, KNUDSON CROSSING PHASE 2, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

The following is for informational purposes only:  
Tax ID No. 08-647-0001 through 08-647-0064