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Book - 10706 Pg - 4288-4290
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
OW THE RUTH LLC
1222 W LEGACY CROSSING BLVD
SUITE 6
CENTERVILLE UT 84014
BY: BAF, DEPUTY - WI 3 P.

3/16
WHEN RECORDED RETURN TO:
CW The Ruth, LLC
1222 W. Legacy Crossing Blvd. Suite 6
Centerville, UT 84014

NOTICE OF REINVESTMENT FEE COVENANT

(The Ruth Townhomes)

Pursuant to Utah Code Ann. § 57-1-46(6), The Ruth Owners 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 The Ruth Townhomes recorded with the Salt Lake County Recorder _____, 2018 as Entry No. _____, in Book _____ and beginning at Page _____, 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 5.19 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 Ruth Townhomes** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
The Ruth Owners Association
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 Salt Lake County Recorder.


DATED this 24 day of August, 2018.

CW THE RUTH, LLC
a Utah limited liability company,

By: *[Signature]*
Its: *President*

STATE OF UTAH)
) ss.
COUNTY OF *Davis*)
) ~~SALT LAKE~~

On the 24 day of August, 2018, personally appeared before me *Darlene Carter* who by me being duly sworn, did say that she/he is an authorized representative of CW The Ruth, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

 ALICIA GENTRY
Notary Public, State of Utah
Commission #697413
My Commission Expires
Oct. 10, 2021

Alicia Gentry
Notary Public

EXHIBIT A
[Legal Description]

All of **The Ruth Townhomes**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder as Entry Number 12800334.

Including Lots 1 through 18.

Parcel Numbers:

15122520440000	15122520490000	15122520540000	15122520590000
15122520450000	15122520500000	15122520550000	15122520600000
15122520460000	15122520510000	15122520560000	15122520610000
15122520470000	15122520520000	15122520570000	
15122520480000	15122520530000	15122520580000	