

NOTICE OF REINVESTMENT FEE COVENANT
(Pursuant to Utah Code Ann. § 57-1-46)

This instrument is a notice of reinvestment fee covenant (“Notice”) that satisfies the requirements of Utah Code Ann. § 57-1-46 (6) (2010). The beneficiary-association hereunder described is governed by the Declaration of Covenants, Conditions, Easements and Restrictions for Willow Park Villas was recorded in the Office of the County Recorder of Utah County, Utah on July 18th, 2006 as Entry No. 90907:2006 (the “Declaration”). This Notice serves as notice of a reinvestment fee covenant (the “Reinvestment Fee Covenant”) that was recorded on this property previously as contained in the Declaration at Article VI, Section 6.14. Unless otherwise defined herein, all capitalized terms shall have the same meaning as in the Declaration.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

1. The name of the beneficiary under the above referenced reinvestment fee covenant is the Willow Park Villas Owners Association, Inc. The current address for the Association’s legal counsel is Scott Welker at Miller Harrison, LLC, 5292 So. College Dr., Murray, Utah 84123; Phone: (801) 692-0799. E-mail: swelker@millerharrisonlaw.com. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce Division of Corporations.
2. The burden of the above referenced reinvestment fee covenant is intended to run with the land contained in the Project, all phases belonging to the Association, including, but not limited to, the property described in Exhibit A along with any Expansion Property that may be added, and to bind successors in interest and assigns. The duration of the Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of the same if duly approved by the Association pursuant to the Declaration.
3. As of the date of this Notice, a reinvestment fee is due at settlement for each unit at an amount equal to .5% of the selling price unless a lesser amount is approved by the Association’s Board of Directors. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. However, the existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the development and maintenance of the common property including recreational facilities.

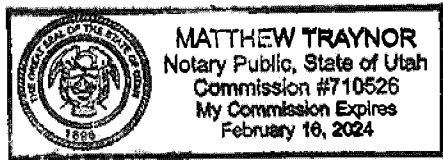
ENT 125355 : 2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Dec 16 12:39 PM FEE 234.00 BY MC
RECORDED FOR Miller Harrison LLC
ELECTRONICALLY RECORDED

Willow Park Villas Owners Association, Inc.

Mike Halliday
By: Mike Halliday
Its: President

STATE OF UTAH)
) :SS
UTAH COUNTY)

The foregoing signatory personally appeared and executed this instrument before me on this day of 7th of December, 2022.



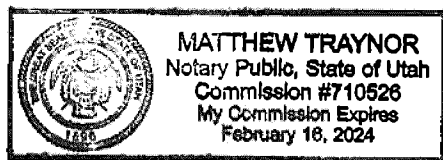
Matthew Traynor
Notary Public

Willow Park Villas Owners Association, Inc.

Ted Peck
By:
Its: Secretary TED J. Peck

STATE OF UTAH)
) :SS
UTAH COUNTY)

The foregoing signatory personally appeared and executed this instrument before me on this day of 7th of December, 2022.



Matthew Traynor
Notary Public

EXHIBIT A

Property Description

All of WILLOW PARK VILLAS, A PLANNED UNIT DEVELOPMENT, PLAT "A" Subdivision, as recorded at the Utah County Recorder's Office, State of Utah.

Parcel No. 55:670:001 and all others located within the Willow Park Villas PUD, Plat A.