

When Recorded Return to:
EVN Property Development, LLC
801 N 500 W, Suite 150
Bountiful, UT 84010

Notice of Reinvestment Fee Covenant

Pursuant to Utah Code § 57-1-46 (6) the undersigned hereby provides notice of that reinvestment fee covenant contained in the Declaration of Covenants, Conditions and Restrictions for Sunriver Townhomes, recorded March 30, 2018, as entry number 3084516, in book 6983, at pages 129-186 (the "Declaration"). Section 5.20 of the Declaration authorizes the Board to establish a reinvestment fee assessment, and the purpose of this instrument is to provide notice of such covenant as required by statute.

The real property affected by this instrument is located in Davis County, State of Utah and more particularly described as:

All of Units 1-87, Sunriver Townhomes P.R.U.D. according to the official plat thereof on file and of record in the Davis County Recorder's Office.
Tax ID Nos. 09-423-0001 through 09-423-0087.

1. The name address of the common interest association to which the fee under the reinvestment fee covenant is required to be paid is Sunriver Townhomes Homeowners Association, Inc., (the "Association"), 801 N 500 W, Suite 150, Bountiful, UT 84010.
2. The burden of the reinvestment fee covenant is intended to run with the land and bind successors in interest and their 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 perpetual, except as otherwise expressly provided by the Declaration.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide the Association with money dedicated to benefiting the burdened property, including payment for common planning, facilities and infrastructure and other Association expenses, and other purposes that may be permitted by statute.
6. The fee required to be paid under the reinvestment fee covenant is required to benefit the burdened property.
7. The reinvestment fee established by the Board pursuant to § 5.20 of the Declaration provides that upon the occurrence of any sale, transfer or conveyance of any Lot as reflected in the office of the county recorder (a "Transfer"), regardless of whether it is pursuant to the sale of the Lot or not, the party receiving title to the Lot (the "Transferee") shall pay to the Association a reinvestment fee in the amount of .5% of the value of the Lot. The value of the Lot shall be the purchase price of the Lot, if the Transfer was the result of an arms-length sale of the Lot. In other cases the value of the Lot at the time of transfer shall be agreed upon between the Transferee and the Association, provided, however, that the Association shall select a licensed real estate appraiser to determine the value of the Lot in the event that the

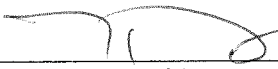
Transferee and the Association are unable to agree upon the value. The reinvestment fee shall be due and payable by the Transferee to the Association at the time of the transfer giving rise to the payment of such reinvestment fee and shall be treated as an individual assessment for collection purposes.

8. The reinvestment fee described herein shall not be applicable to an involuntary transfer, a transfer that results from a court order, a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity, a transfer or change of interest due to death, whether provided by a will, trust, or decree of distribution, or a transfer of burdened property by financial institution provided, however, that the financial institution shall be required to pay \$250 as a common interest association cost directly related to the transfer of the burdened property.

This instrument has been signed by the President of the Association pursuant to its bylaws at the direction of the Board.

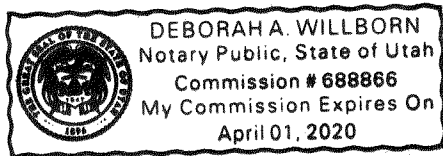
DATED this 16 day of August 2018.

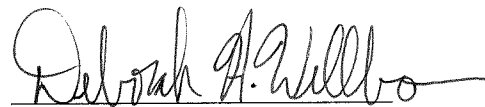
Sunriver Townhomes Homeowners Association, Inc.



Thor Roundy, president

SUBSCRIBED AND SWORN TO before me this 16th day of August 2018.





NOTARY PUBLIC
Residing at Davis County, Utah

My Commission Expires: 4/1/2020