



\*W3271222\*

WHEN RECORDED RETURN TO:

VJV Stillcreek, LLC  
50 E. 2500 N. Ste. 101  
Logan, UT 84341

E# 3271222 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
26-Jan-23 02:53 PM FEE \$124.00 DEP SI  
REC FOR: MILLER HARRISON LLC  
ELECTRONICALLY RECORDED

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**NOTICE OF REINVESTMENT FEE COVENANT**

(Stillcreek Village Phases 3A, 3B, & 3E)

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Pursuant to Utah Code § 57-1-46(6), the Stillcreek Phase 3 Homeowners Association, Inc. (“**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 Declaration of Covenants, Conditions, and Restrictions for Stillcreek Phase 3 recorded with the Weber County Recorder on January 26, 2023 as Entry No. 3271161, 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 is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 5.21 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 **Stillcreek Village PRUD Phase 3** subdivision that:

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

Stillcreek Phase 3 Homeowners Association, Inc.  
50 E. 2500 N. Ste. 101  
Logan, UT 84341

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 Utah County Recorder.

DATED this 24 day of January, 2023.

**DECLARANT**  
**VJV STILLCREEK, LLC**  
a Utah limited liability company,

By: Reed Snow

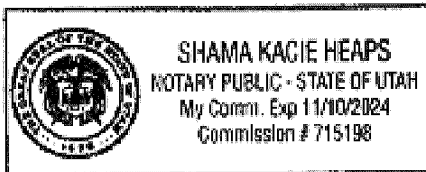
Name: Reed Snow

Its: Authorized Signer

STATE OF UTAH )  
COUNTY OF CACHE ) ss.

Reed Snow On the 24th day of January, 2023, personally appeared before me Reed Snow who by me being duly sworn, did say that she/he is an authorized representative of VJV Stillcreek, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shama Kacie Heaps  
Notary Public



**EXHIBIT A**  
[Legal Description]

All of **STILLCREEK VILLAGE PRUD PHASE 3A**, according to the official plat filed in the office of the Weber County Recorder on July 22, 2022 as Entry Number 3246978, in Book 93, at Page 68.

Including Lots 301 through 321

**Parcel Numbers: 19-456-0001 through 19-456-0021**

All of **STILLCREEK VILLAGE PRUD PHASE 3B**, according to the official plat filed in the office of the Weber County Recorder on July 22, 2022 as Entry Number 3246979, in Book 93, at Page 69.

Including Lots 322 through 342 and common area

**Parcel Numbers: 19-457-0001 through 19-457-0022**

All of **STILLCREEK VILLAGE PRUD PHASE 3E**, according to the official plat filed in the office of the Weber County Recorder on October 5, 2022 as Entry Number 3258400, in Book 94, at Page 34.

Including Lots 381A through 388D and common area

**Parcel Numbers: 19-463-0001 through 19-463-0009**