



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

Pursuant to the requirements of 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) and serves as a record notice for that certain reinvestment fee covenant (the “Reinvestment Fee Covenant”) that was duly approved and recorded on May 20, 2024, as Entry No. 3326093 against the Property within the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Wilson Cove Townhomes & Notice of Annexation of Phase 2 (“First Amendment”).


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

1. The name and address of the beneficiary under the above referenced Reinvestment Fee Covenant is Wilson Cove Townhomes Owners Association, c/o Utah Management, 930 East Chambers Street #2, South Ogden, Utah, 84403. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 Property described in **Exhibit “A,”** and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such Reinvestment Fee Covenant, as provided in the First Amendment.

3. A one-time reinvestment fee shall be paid to the Association when a change in ownership or transfer of a Unit occurs in the amount of one-half of one percent (0.005) of the gross sales price or fair market value of the Unit unless a lesser amount is established by Management Committee from time to time. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the administration, maintenance, and operations of the Association’s Common Areas and facilities, and Association expenses.

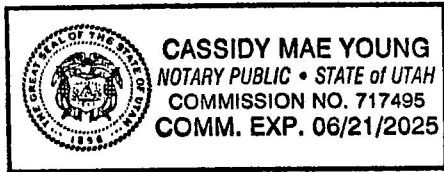
DATED: May 20, 2024.

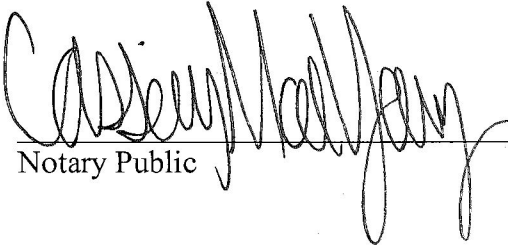


Burt R. Willie
Attorney and Authorized Agent for
*Wilson Cove Townhomes Owners
Association*

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

Burt R. Willie, being first duly sworn, says that he is the attorney and authorized agent for Wilson Cove Townhomes Owners Association, is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.





Notary Public

EXHIBIT A

Phase 1:

All of Units 1 through 88, including common areas, Wilson Cove Phase 1, West Haven City, Weber County, Utah, according to the official plat thereof.

Tax I.D. Nos. 15-714-0001 – 0090

SW **PCV**

Phase 2:

All of Units 89 through 202, including common areas, Wilson Cove Phase 2, West Haven City, Weber County, Utah, according to the official plat thereof.

Tax I.D. Nos. 15-814-0001 - 0114

SW **PCV**