

WHEN RECORDED RETURN TO:

The Meadows at City Park, LLC
47 E Crestwood Road #1
Kaysville, UT 84037

E 3382659 B 7761 P 1091-1094
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/17/2021 10:31 AM
FEE \$40.00 Pgs: 4
DEP RT REC'D FOR FARMINGTON CITY

07-353-0304 → 0308

NOTICE OF REINVESTMENT FEE COVENANT

(The Meadows at City Park Owners Association, Inc.)

Pursuant to Utah Code § 57-1-46(6), The Meadows at City Park Owners 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 Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Meadows at City Park Owners Association, Inc. recorded with the Davis County Recorder on 5-17-2021, 2021 as Entry No. 3382658, 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 a resolution or rule adopted by the Board of Directors pursuant to Section 5.20 of the Declaration. Unless or until the Board of Directors adopts a resolution providing a modification of the reinvestment fee amount, the reinvestment fee shall be set at \$750. Any modification of the reinvestment fee amount shall not require an amendment to this Notice of Reinvestment Fee Covenant. In no event shall the reinvestment fee be collected for a transfer that transfer falls within an exclusion listed in Utah Code § 57-1-46(8), nor 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 Meadows at City Park Owners Association** that:

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

The Meadows at City Park Owners Association
PO Box 125
Kaysville, UT 84070

The address of the beneficiary may change from time to time; therefore, the updated contact information should be verified on the Utah Department of Commerce Homeowner Associations Registry.

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 Davis County Recorder.

DATED this 17th day of March, 2021.

DECLARANT
THE MEADOWS AT CITY PARK, LLC

a Utah limited liability company,

By: Denise Mitchell

Its: Managing Member

STATE OF UTAH)
) ss.
COUNTY OF Davis)

On the 17 day of March, 2021, personally appeared before me Denise Mitchell who by me being duly sworn, did say that she/he is an authorized representative of The Meadows at City Park, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Kathryn Watson

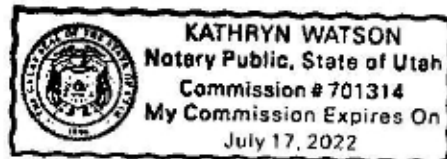


EXHIBIT A
[Legal Description]

All of **THE MEADOWS AT CITY PARK PHASE 3 PUD** according to the official plat filed in the office of the Davis County Recorder.

Lots 301 through 306 and the common area parcels

Parcel Numbers: not yet assigned

More particularly described as:

A parcel of land situate in the Southwest Quarter of Section 19, Township 3 North, Range 1 East, Salt Lake Base and Meridian. Also being a part of Lot 2, 3 and 6, Block 4, Plat A of the Farmington Townsite Survey, Farmington City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the East right-of-way of 200 West Street and the South right-of-way of 50 South Street said point being South 00°30'00" West 326.51 feet along the monument line of 200 West Street and South 89°30'00" East 49.50 feet from a Farmington City Monument at the intersection of State Street and 200 West Street. Said point also being North 89°53'30" East 50.85 feet along the section line, South 00°30'00" West 205.44 feet along the monument line of 200 West Street and South 89°30'00" East 49.50 feet from the West Quarter Corner of said Section 19 said point also being the beginning of a curve to the right, of which the radius point lies South 30°57'54" East, a radial distance of 25.49 feet and running:

thence Easterly along the arc, through a central angle of 28°13'10", a distance of 12.55 feet to the westerly line of limited common area 'O' of Meadows at City Park Phase 2;

thence said limited common area 'O' the following four (4) courses and distances:

- 1) South 00°17'57" West 43.05 feet;
- 2) Southerly 1.57 feet along the arc of a 2.00 feet-foot radius tangent curve to the left (center bears South 89°42'03" East and the long chord bears South 22°12'03" East 1.53 feet with a central angle of 45°00'00");
- 3) South 44°42'03" East 6.24 feet;
- 4) South 89°42'03" East 3.00 feet to the westerly line of Building G (Units 207-209) of Meadows at City Park Phase 2;

thence along said Building G (Units 207-209) the following seven (7) courses and distances:

- 1) South 00°17'57" West 15.00 feet;
- 2) South 89°42'03" East 37.58 feet;
- 3) North 00°17'57" East 2.00 feet;
- 4) South 89°42'03" East 35.09 feet;
- 5) South 00°17'57" West 2.00 feet;
- 6) South 89°42'03" East 37.58 feet;
- 7) North 00°17'57" East 15.00 feet to the southerly line of limited common area 'S' of Meadows at City Park Phase 2;

thence along said limited common area 'S' the following three (3) courses and distances:

- 1) North 45°17'57" East 8.25 feet;
- 2) Easterly 3.14 feet along the arc of a 2.00 feet-foot radius tangent curve to the right (center bears South 44°42'03" East and the long chord bears South 89°42'03" East 2.83 feet with a central angle of 90°00'00");
- 3) South 44°42'03" East 8.25 feet to the westerly line of Building H (Units 210-212) of Meadows at City Park Phase 2;

thence along said Building H (Units 210-212) of Meadows at City Park Phase 2 the following seven (7) courses and distances:

- 1) South 00°17'57" West 15.00 feet;
- 2) South 89°42'03" East 37.58 feet;
- 3) North 00°17'57" East 2.00 feet;
- 4) South 89°42'03" East 35.09 feet;
- 5) South 00°17'57" West 2.00 feet;
- 6) South 89°42'03" East 37.58 feet;
- 7) North 00°17'57" East 15.00 feet to the southerly line of limited common area 'W' of Meadows at City Park Phase 2;

thence North 45°17'57" East 6.26 feet along said limited common area 'W' to the East line of Meadows at City Park Phase 2;

thence South 00°30'20" West 181.87 feet along said East line of Meadows at City Park Phase 2 and beyond to the South line of Lot

2, Block 4, Plat A of the Farmington Townsite Survey,

thence North 89°51'40" West 259.43 feet to along said South line of Lot 2 to the East right-of-way of 200 West Street;

thence North 00°30'00" East 223.38 feet along said East right-of-way to the Point of Beginning.

Contains: 43,602 square feet or 1.001 acres.