

204/5

WHEN RECORDED, MAIL TO: 3449555  
BK 7925 PG 696

CASTLE CREEK HOMES  
1877 West 4000 South  
Roy, Utah 84067

E 3449555 B 7925 P 696-700  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/13/2022 11:42 AM  
FEE \$206.00 Pas: 5  
DEP RT REC'D FOR SYRACUSE CITY

15-094-0101 thru 0176  
15-094-0201 thru 0232

# NOTICE OF REINVESTMENT FEE COVENANT

## VILLAGE AT THE BLUFF HOMEOWNERS ASSOCIATION

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### VILLAGE AT THE BLUFF PHASE 1 (Lots 101-173):

<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>
101		123		145		167	
102		124		146		168	
103		125		147		169	
104		126		148		170	
105		127		149		171	
106		128		150		172	
107		129		151		173	
108		130		152		(end)	
109		131		153			
110		132		154			
111		133		155			
112		134		156			
113		135		157			
114		136		158			
115		137		159			
116		138		160			
117		139		161			
118		140		162			
119		141		163			
120		142		164			
121		143		165			
122		144		166			

**VILLAGE AT THE BLUFF PHASE 2 (Lots 201-230):**

<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>
201		223	
202		224	
203		225	
204		226	
205		227	
206		228	
207		229	
208		230	
209		<i>(end)</i>	
210			
211			
212			
213			
214			
215			
216			
217			
218			
219			
220			
221			
222			

# NOTICE OF REINVESTMENT FEE COVENANT

## VILLAGE AT THE BLUFF HOMEOWNERS ASSOCIATION

Pursuant to the requirements of Utah Code § 57-1-46 (the "Code"), this Notice of Reinvestment Fee Covenant (the "Notice") satisfies the requirements of the Code and serves as record notice for that certain reinvestment fee covenant (the "Covenant") in the Declaration of Covenants, Conditions, Easements and Restrictions of Village at the Bluff Homeowners Association located in Davis County, Utah, as recorded on the 5 day in the month of January in the year 2022 as Entry No. \_\_\_\_\_ in the Davis County Recorder's Office (the "Declaration") against the lots of Phases 1-2.

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

1. The name and address of the beneficiary under the Covenant is Village at the Bluff Homeowners Association (the "Association"), 1877 West 4000 South, Roy, Utah 84067. If and when this contact information becomes outdated, contact with the Association can be made through its registered agent.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 Covenant is intended to run with the land described in EXHIBIT A (i.e., the Property) and to bind successors in interest and assigns. The duration of the Covenant shall be on-going until properly amended or eliminated, or until prohibited by operation of law.
3. As of the record date of this Notice, the maximum amount allowed by law as it may change from time to time—that is, as of the date of this Notice, 0.5% (1/2%) of the value (i.e., the purchase price) of a burdened Property—shall be charged. This amount shall be paid by the buyer of the burdened Property unless otherwise agreed in writing by the buyer and the seller of the burdened Property. This amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened Property. The purpose of the amount required to be paid under the Covenant is to facilitate the maintenance of common areas, facilities, and/or Association expenses and improvements, and is required to benefit the burdened Property.

#### Village at the Bluff Homeowners Association

Signed: Michael C. Bastian  
Mike Bastian, Director

Date: 1.5.22, 2021

STATE OF UTAH            )  
                                      : ss  
COUNTY OF DAVIS        )  
                                      Weber

On the above-written date the above-named individual, proven by satisfactory evidence, did personally appear before me and, while under oath or affirmation, did say that he is a Director of Village at the Bluff Homeowners Association, that he is authorized to execute this Notice, and that the Association hereby executed this Notice.

(Seal)



Joni Nielsen  
NOTARY PUBLIC SIGNATURE

**EXHIBIT A**  
**Legal Description of the Property**

Phase 1, Lots 1-27 (Parcel Nos. )  
Phase 2, Lots 28-43 (Parcel Nos. )

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## VILLAGE AT THE BLUFF

### PHASE 1

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°11'36"W ALONG THE SECTION LINE, 1065.50 FEET AND S89°48'24"E 1326.69 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE S52°57'49"E 370.70 FEET; THENCE S53°00'00"E 355.67 FEET TO THE WESTERLY LINE OF EDGEWATER PARK PHASE 1 SUBDIVISION; THENCE S00°02'58"W ALONG SAID WESTERLY LINE, 550.24 FEET; THENCE N89°50'37"W 107.31 FEET; THENCE S89°25'53"W 60.00 FEET; THENCE N89°50'37"W 105.00 FEET; THENCE WEST 309.00 FEET; THENCE N00°01'47"E 78.25 FEET; THENCE S89°54'58"W 1.97 FEET TO THE EASTERLY LINE OF TRAILSIDE PARK SUBDIVISION PHASE 7; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N00°11'35"E 659.15 FEET; (2) EAST 0.74 FEET; AND (3) N00°10'46"E 250.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 447,618 SQUARE FEET OR 10.276 ACRES MORE OR LESS.

### PHASE 2

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF VILLAGE AT THE BLUFF PHASE 1, SAID POINT BEING S00°11'36"W ALONG THE SECTION LINE, 2053.08 FEET AND S89°48'24"E 1328.21 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) EAST 309.00 FEET; (2) S89°50'37"E 105.00 FEET; (3) N89°25'53"E 60.00 FEET; AND (4) S89°50'37"E 106.85 FEET TO THE WESTERLY LINE OF EDGEWATER PARK PHASE 1 SUBDIVISION; THENCE S00°02'58"W ALONG SAID WESTERLY LINE, 579.00 FEET; THENCE S89°53'47"W 581.11 FEET; THENCE N00°01'47"E 580.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 336,949 SQUARE FEET OR 7.735 ACRES MORE OR LESS.