
NOTICE OF REINVESTMENT FEE COVENANT

(The Berkshires Homeowners Association, Inc.)

Pursuant to Utah Code § 57-1-46(6), The Berkshires 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 Second Amended and Restated Declaration of Covenants, Conditions, Restrictions, Assessments, and Liens For and Respecting The Berkshires recorded in the office of the Utah County Recorder on May 13, 2019 as Entry Number 41684:2019, and any amendments or supplements thereto (the "Declaration"). This Notice shall replace any prior notices recorded by the Association.

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, 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 Berkshires** that:

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

The Berkshires Homeowners Association, Inc.
c/o Advantage Management and Real Estate Services
801-235-7368
hoahelp@amres.co

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 unless otherwise amended.

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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

7. For the amount of the Reinvestment Fee owed, please contact the Association.

IN WITNESS WHEREOF, The Berkshires Homeowners Association, Inc. has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Utah County Recorder.

[SIGNATURE ON FOLLOWING PAGE]

DATED this 11th day of June, 2024.

The Berkshires Homeowners Association, Inc.

a Utah Non-Profit Corporation

Julie Ladle

By: Julie Ladle

Its: Attorney in fact

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 11 day of June, 2024, Julie Ladle [Name] personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of The Berkshires Homeowners Association, Inc. and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.

[Signature]

Notary Public

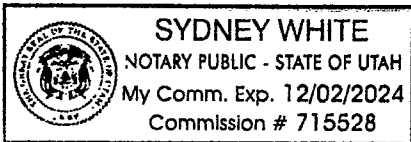


EXHIBIT A
Legal Description and Parcel Numbers

Plat D

Lots 1-7, 10, 14, and 16-19 as shown on The Berkshires **Plat D** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:401:0001 through 35:401:0007
35:401:0010
35:401:0014
35:401:0016 through 35:401:0019

Plat E Amended

Lots 1 as shown on The Berkshires **Plat E Amended** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:442:0001

Plat H

Lots 1-2 as shown on The Berkshires **Plat H** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:460:0001 through 35:460:0002

Plat I

Lots 19-20 as shown on The Berkshires **Plat I** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:476:0019 through 35:476:0020

Plat J

Lots 1-5, 7-13, 15, 21-23 as shown on The Berkshires **Plat J** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:479:0001
35:479:0004 through 35:479:0005
35:479:0007 through 35:479:0013
35:479:0015
25:479:0021 through 25:479:0022
25:479:0026 through 25:479:0028

Plat K

Lot 3 as shown on The Berkshires **Plat K** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:480:0003

Plat L

Lot 1 as shown on The Berkshires **Plat L** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:594:0001

Plat M

Lots 1-3 as shown on The Berkshires **Plat M** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:616:0001 through 35:616:0003

Plat N

Lot 1 as shown on The Berkshires **Plat N** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:611:0001

Plat O

Lot 1 as shown on The Berkshires **Plat O** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:614:0001

Plat Q

Lots 1 as shown on The Berkshires **Plat Q** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:640:0001

Plat R

Lots 1 as shown on The Berkshires **Plat R** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:650:0001

Plat S

Lots 1-6, 8, 10-11 as shown on The Berkshires **Plat S** recorded in the Office of the Utah County Recorder.

**Parcel Numbers: 35:363:0001 through 35:683:0006
35:363:0008
35:363:0010 through 35:363:0011**

Plat T

Lots 1-2 as shown on The Berkshires **Plat T** recorded in the Office of the Utah County Recorder.

Parcel Numbers: 35:838:0001 through 35:838:0002

(54 Total Parcels)