



WHEN RECORDED RETURN TO:

Visionary Homes 2020, LLC
2427 North Main
Logan, UT 84341

NOTICE OF REINVESTMENT FEE COVENANT

(Archibald Estates Townhomes Plat "M")

Pursuant to Utah Code § 57-1-46(6), the Archibald Estates Townhome Association ("**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 Archibald Estates Townhomes recorded with the Box Elder County Recorder on February 19, 2021 as Entry No. 427251, and any amendments or supplements thereto (the "**Declaration**"). This Notice shall replace and supersede any prior recorded Reinvestment Fee Notices.

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 the Association's Board of Directors in accordance with Section 5.19 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 designated lots of **Archibald Estates Plat "M"** that:

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

Archibald Estates Townhome Association
2427 North Main
Logan, UT 84341

The address of the beneficiary may change from time to time as updated 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.

7. Please contact the Association for the amount of the Reinvestment Fee.

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 Box Elder County Recorder.

DATED this 1st day of March, 2024.

DECLARANT
VISIONARY HOMES 2020, LLC
a Utah limited liability company,

By: [Signature]

Name: Craig Winder

Its: Authorized Agent

STATE OF UTAH)
) ss.
COUNTY OF Cache)

On the 1 day of March, 2024, personally appeared before me Craig Winder who by me being duly sworn, did say that she/he is an authorized representative of Visionary Homes 2020, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public

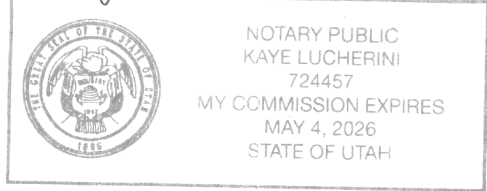


EXHIBIT A
LEGAL DESCRIPTION

All of **ARCHIBALD ESTATES PLAT "M"**, according to the official plat filed in the office of the Box Elder County Recorder on December 13, 2022, as Entry Number 459356.

Including 59 Townhome Lots and common area

Parcel Numbers: 05-256-0002 through 05-256-0060