



WHEN RECORDED RETURN TO:

Visionary Homes 2024, LLC
2427 North Main St.
Logan, UT 84341

ENT 81287=2023 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 18 10:17 AM FEE 694.00 BY AR
RECORDED FOR LANDTEK LLC

NOTICE OF REINVESTMENT FEE COVENANT

(Sunrise Ranch Master Association)

Pursuant to Utah Code § 57-1-46(6), the Sunrise Ranch Master 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 Master Declaration of Covenants, Conditions, and Restrictions for Sunrise Ranch recorded with the Utah County Recorder on December 22, 2020 as Entry No. 205450:2020, 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 the Association’s Board of Directors in accordance with Section 5.16 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. The amount of the reinvestment fee shall be made available to all interested parties upon request to the Association.

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 **SUNRISE RANCH** master planned development project that:

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

Sunrise Ranch Master Association
2427 North Main St.
Logan, UT 84341

The address and contact information of the beneficiary may change from time to time as updated on the Utah Department of Commerce Homeowner Association 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.

8. All Lots within SUNRISE RANCH – PHASE O, SUNRISE RANCH – PHASE P, and SUNRISE RANCH – PHASE Q are explicitly exempt from the Reinvestment Fee imposed by this notice as such lots are permitted to collect a separate and distinct reinvestment fee pursuant to the Neighborhood Declaration that governs such Lots.

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 Utah County Recorder.

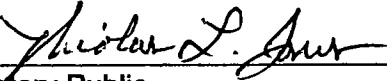
DATED this 18th day of December, 2023.

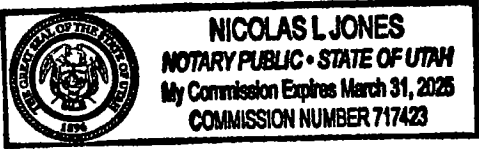
DECLARANT
LANDTEK, LLC
a Utah limited liability company,

By: 
Steven Wilson, its Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 18th day of December, 2023, personally appeared before me Steven Wilson who by me being duly sworn, did say that he is an authorized representative of Landtek, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.


Notary Public



**EXHIBIT A
LEGAL DESCRIPTION**

All of **SUNRISE RANCH – PHASE D**, according to the official plat filed in the office of the Utah County Recorder on December 23, 2020, as Entry Number 206000:2020.

Including Lots 97 - 133 and Common Area

Parcel Numbers: 66:791:0097 through 66:791:0135

All of **SUNRISE RANCH – PHASE E**, according to the official plat filed in the office of the Utah County Recorder on May 3, 2021, as Entry Number 83673:2021.

Including Lots 134 - 172 and Common Area

Parcel Numbers: 66:809:0134 through 66:809:0177

All of **SUNRISE RANCH – PHASE F**, according to the official plat filed in the office of the Utah County Recorder on July 6, 2021, as Entry Number 119138:2021.

Including Lots 173 – 200, Open Space, and Common Area

Parcel Numbers: 66:829:0173 through 66:829:0205

All of **SUNRISE RANCH – PHASE H**, according to the official plat filed in the office of the Utah County Recorder on July 6, 2021, as Entry Number 119139:2021.

Including Lots 201 – 215, Open Space, and Common Area

Parcel Numbers: 66:830:0201 through 66:830:0220

All of **SUNRISE RANCH – PHASE A2**, according to the official plat filed in the office of the Utah County Recorder on August 24, 2021, as Entry Number 147815:2021.

Including Lots 39 – 62 and Common Area

Parcel Numbers: 66:844:0039 through 66:844:0068

All of **SUNRISE RANCH – PHASE M**, according to the official plat filed in the office of the Utah County Recorder on August 31, 2022, as Entry Number 96526:2022.

Including Lots 287 – 314 and Common Area

Parcel Numbers: 66:904:0287 through 66:904:0315

All of **SUNRISE RANCH – PHASE N**, according to the official plat filed in the office of the Utah County Recorder on October 5, 2022, as Entry Number 107443:2022.

Including Lots 315 – 331 and Common Area

Parcel Numbers: 66:911:0315 through 66:911:0332

All of **SUNRISE RANCH – PHASE A2 AMENDED**, according to the official plat filed in the office of the Utah County Recorder on October 28, 2022, as Entry Number 113741:2022.

Including Lots 1 - 13 and Common Area

Parcel Numbers: 66:920:0001 through 66:920:0019

All of **SUNRISE RANCH – PHASE G**, according to the official plat filed in the office of the Utah County Recorder on June 20, 2023, as Entry Number 39782:2023.

Including Lots 266 - 286 and Common Area

Parcel Numbers: 66:955:0266 through 66:955:0287

All of **SUNRISE RANCH – PHASE J**, according to the official plat filed in the office of the Utah County Recorder on August 18, 2023, as Entry Number 54381:2023.

Including Lots 439 - 463 and Common Area

Parcel Numbers: 66:965:0439 through 66:965:0465

All of **SUNRISE RANCH – PHASE K**, according to the official plat filed in the office of the Utah County Recorder on August 22, 2023, as Entry Number 55179:2023.

Including Lots 464 - 521 and Common Area

Parcel Numbers: 66:966:0464 through 66:966:0522

