

**WHEN RECORDED, RETURN TO:**

CW The Fields, LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd., STE 6  
Centerville, UT 84014

Affecting Parcel Nos.: 15-019-0101 through 15-019-0133  
15-020-0201 through 15-020-0245  
15-031-0301 through 15-031-0337

---

**NOTICE OF REINVESTMENT FEE COVENANT**  
(The Fields at Syracuse Homeowners Association)

---

Pursuant to Utah Code § 57-1-46(6), The Fields at Syracuse Homeowners 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 Declaration of Covenants, Conditions, and Restrictions for The Fields Subdivision, recorded with the Davis County Recorder on October 10, 2019 as Entry No. 3194804, and any amendments or supplements thereto (the “**Declaration**”).

The Reinvestment Fee Covenant requirements, 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 5.14 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 rater 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 Ridge that:

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

The Fields at Syracuse Homeowners Association  
1222 W. Legacy Crossing Blvd., STE 6  
Centerville, UT 84014

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 the 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 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. The amount of the Reinvestment Fee for each Lot at the time of transfer shall be 0.5% of the value of each Lot.

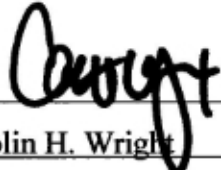
[SIGNATURE PAGE FOLLOWS]

**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 3 day of November, 2020.


**DECLARANT**

CW The Fields, LLC,  
a Utah limited liability company

By:   
Name: Colin H. Wright  
Its: Authorized Representative

STATE OF UTAH            )  
                                      §  
COUNTY OF DAVIS        )

On the 3 day of November, 2020, personally appeared before me Colin H. Wright who by me being duly sworn, did say that he is the authorized representative of CW The Fields, LLC, a Utah limited liability company and that the foregoing instrument is signed on behalf of said limited liability company and executed with all necessary authority.

  
(Notary Public)



(Seal)

**EXHIBIT A  
(LEGAL DESCRIPTION)**

<b>PHASE 1</b>	<b>PHASE 2</b>		<b>PHASE 3</b>	
15-019-0101	15-020-0201	15-020-0234	15-031-0301	15-031-0334
15-019-0102	15-020-0202	15-020-0235	15-031-0302	15-031-0335
15-019-0103	15-020-0203	15-020-0236	15-031-0303	15-031-0336
15-019-0104	15-020-0204	15-020-0237	15-031-0304	15-031-0337
15-019-0105	15-020-0205	15-020-0238	15-031-0305	
15-019-0106	15-020-0206	15-020-0239	15-031-0306	
15-019-0107	15-020-0207	15-020-0240	15-031-0307	
15-019-0108	15-020-0208	15-020-0241	15-031-0308	
15-019-0109	15-020-0209	15-020-0242	15-031-0309	
15-019-0110	15-020-0210	15-020-0243	15-031-0310	
15-019-0111	15-020-0211	15-020-0244	15-031-0311	
15-019-0112	15-020-0212	15-020-0245	15-031-0312	
15-019-0113	15-020-0213		15-031-0313	
15-019-0114	15-020-0214		15-031-0314	
15-019-0115	15-020-0215		15-031-0315	
15-019-0116	15-020-0216		15-031-0316	
15-019-0117	15-020-0217		15-031-0317	
15-019-0118	15-020-0218		15-031-0318	
15-019-0119	15-020-0219		15-031-0319	
15-019-0120	15-020-0220		15-031-0320	
15-019-0121	15-020-0221		15-031-0321	
15-019-0122	15-020-0222		15-031-0322	
15-019-0123	15-020-0223		15-031-0323	
15-019-0124	15-020-0224		15-031-0324	
15-019-0125	15-020-0225		15-031-0325	
15-019-0126	15-020-0226		15-031-0326	
15-019-0127	15-020-0227		15-031-0327	
15-019-0128	15-020-0228		15-031-0328	
15-019-0129	15-020-0229		15-031-0329	
15-019-0130	15-020-0230		15-031-0330	
15-019-0131	15-020-0231		15-031-0331	
15-019-0132	15-020-0232		15-031-0332	
15-019-0133	15-020-0233		15-031-0333	

Lots 101 through 133, inclusive, THE FIELDS SUBDIVISION PHASE 1, according to the official plat thereof on file in the office of the Davis County Recorder.

Lots 201 through 245, inclusive, THE FIELDS SUBDIVISION PHASE 2, according to the official plat thereof on file in the office of the Davis County Recorder.

Lots 301 through 337, inclusive, THE FIELDS SUBDIVISION PHASE 1, according to the official plat thereof on file in the office of the Davis County Recorder.