

When Recorded Return to:  
McDonald Fielding, PLLC  
Attn: Kyle Fielding  
321 N Mall Dr. Suite K101  
St. George UT 84790




Parcel No(s).  
41-21-412-001 thru 41-21-412-0016  
41-21-413-0017 thru 41-21-413-0032  
41-21-414-0000, 41-21-414-0033 thru 41-21-414-0056

NOTICE OF REINVESTMENT FEE COVENANT

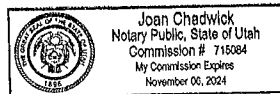
Bear Lake Escape PUD HOA, a Utah nonprofit corporation ("Declarant"), whose address is 470 N 2450 W, Tremonton, UT 84337, hereby provides notice of a reinvestment fee covenant. The burden of the reinvestment fee covenant is intended to run with the land described in Exhibit "A" attached, and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The duration of the reinvestment fee covenant is perpetual. The purpose of the fee required to be paid under the reinvestment fee covenant is for the use and improvement of the Bear Lake Escape PUD common areas and facilities appurtenant to the units and to pay for association expenses as defined in Utah Code Ann. 57-1-46. The fee required to be paid under the reinvestment fee covenant is required to benefit the Bear Lake Escape PUD common areas and the owners thereof and is in the amount of 0.5% of the value of the burdened property. The name and address of the common interest association to which the fee is required to be paid is as follows: Bear Lake Escape PUD HOA, 470 N 2450 W, Tremonton, UT 84337 .


Dated this 13<sup>th</sup> day of May, 2022 by: **Bear Lake Escape PUD HOA**

By:   
Printed Name: L Boyd Cook  
Title: Authorized Signer

STATE OF UTAH )  
 )  
 ) :ss  
COUNTY OF Box Elder )

On this 13 day of May, 2022 personally appeared before me L Boyd Cook who, being by me duly sworn, did say that he/she is the authorized representative of Bear Lake Escape PUD HOA and that the within and foregoing instrument was signed on behalf of said company and he/she duly acknowledged to me he/she executed the same.



  
Notary Public

**EXHIBIT "A"**  
Legal Description of the Bear Lake Escape PUD HOA

Phase 1

Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the rebar monument found at the Northwest Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian and running thence S 89°16'20" E 20.49 feet (N89°44'15"E, By record) along the north line of said section; thence leaving said section line S 00°43'41" W 24.45 feet (S00°15'45"E, By Record) to the intersection of the south right-of-way line of 200 North Street and the East right-of-way line of 300 West Street in Garden City Utah; thence S 02°19'27" E 367.39 feet (S03°18'52"E, By Record) along said east right-of-way to the POINT OF BEGINNING at a JSH rebar and running

thence S89°05'02"E 216.36 feet (N89°55'34"E, By record); thence S 01°49'08" W 177.98 feet; thence S 74°18'02" W 32.28 feet; thence S 01°48'49" W 182.57 feet; thence N 88°34'54" W 179.39 feet (N89°48'51"W, By Record); N 00°51'26" E 368.17 feet (N00°07'58"W, By Record) to the point of beginning, containing 1.67 acres.

Phase 2

Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian described as follows:

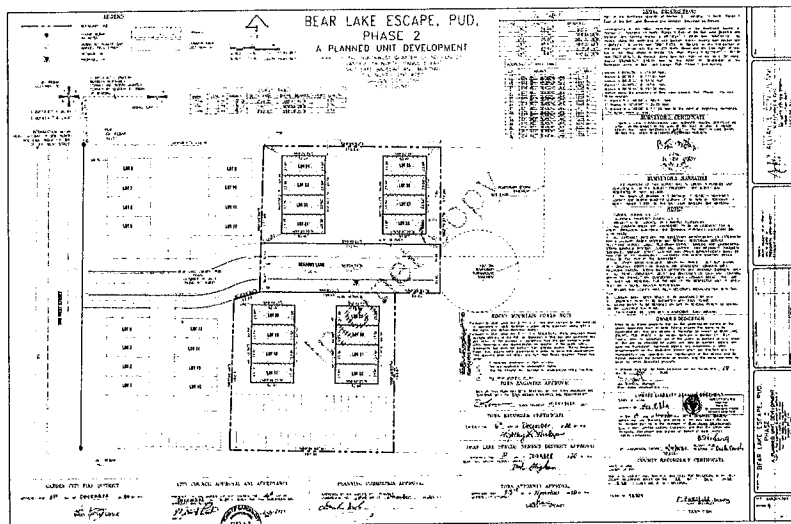
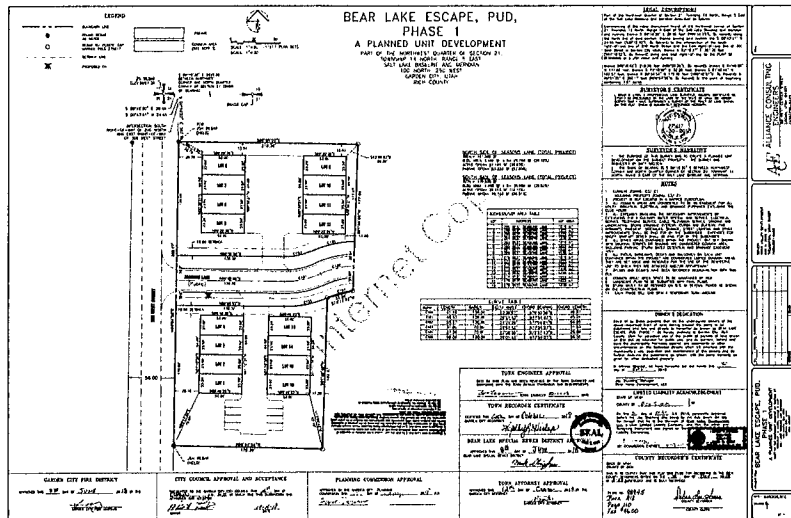
Commencing at the rebar monument found at the Northwest Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian and running thence S 89°16'20" E 20.49 feet (N89°44'15"E, By record) along the north line of said section; thence leaving said section line S 00°43'41" W 24.45 feet (S00°15'45"E, By Record) to the intersection of the south right-of-way line of 200 North Street and the East right-of-way line of 300 West Street in Garden City Utah; thence S 02°19'27" E 367.39 feet (S03°18'52"E, By Record) along said east right-of-way to a JSH rebar; thence S89°05'02"E 216.36 feet to the POINT OF BEGINNING at the Northeast Corner of Bear Lake Escape, PUD, Phase 1 and running

thence S 89°05'02" E 214.04 feet;  
thence S 00°39'21" W 177.80 feet;  
thence N 89°05'02" W 54.42 feet;  
thence S 00°48'52" W 193.67 feet;  
thence N 88°34'54" W 197.38 feet;  
thence along the boundary of Bear Lake Escape, PUD, Phase 1 the next three courses:  
1) thence N 01°48'49" E 182.57 feet;  
2) thence N 74°18'02" E 32.28 feet;  
3) thence N 01°49'08" E 177.98 feet to the point of beginning, containing 1.74 acres, more or less.



# Phase 3

Commencing at the rebar monument found at the Northwest Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian and running thence S 89°16'20" E 20.49 feet (N89°44'15"E, By record) along the north line of said section; thence leaving said section line S 00°43'41" W 24.45 feet (S00°15'45"E, By Record) to the intersection of the south right-of-way line of 200 North Street and the East right-of-way line of 300 West Street in Garden City Utah; thence S 02°19'27" E 367.39 feet (S03°18'52"E, By Record) along said east right-of-way to a JSH rebar; thence S89°05'02"E 430.40 feet to the POINT OF BEGINNING at the Northeast Corner of Bear Lake Escape, PUD, Phase 2 and running thence S 89°05'02" E 359.73 feet to JSH rebar; thence S 00°59'25" W 187.67 feet; thence along the Seasons Resort Community the next two courses: 1) thence S 26°21'55" W 40.32 feet; 2) thence S 10°00'00" W 152.57 feet; thence N 88°34'54" W 371.36 feet; thence along Bear Lake Escape, P.U.O, Phase 2 the next three courses: 1) thence N 00°48'52" E 193.67 feet; 2) thence S 89°05'02" E 54.42 feet; 3) thence N 00°39'21" E 177.80 feet to the point of beginning, containing 3.21 acres, more or less.



*Handwritten initials*

**BEAR LAKE ESCAPE, PUD,  
PHASE 3  
A PLANNED UNIT DEVELOPMENT**

APPROVED FOR THE CITY OF BEAR LAKE, UTAH, BY RESOLUTION NO. 2011-001, MAY 11, 2011.

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BEAR LAKE ZONING ORDINANCES AND THE UTAH SUBDIVISION ACT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEAR LAKE AND THE STATE OF UTAH.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND INFRASTRUCTURE.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC UTILITIES AND INFRASTRUCTURE.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE UTILITIES AND INFRASTRUCTURE.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD CHARACTERISTICS.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD VALUES.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD INTERESTS.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD QUALITY OF LIFE.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD SAFETY.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD WELL-BEING.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD HARMONY.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD COHESION.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD STABILITY.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD RESILIENCE.
20. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD SUSTAINABILITY.

**APPROVALS:**

CITY OF BEAR LAKE APPROVAL: \_\_\_\_\_

PLANNING DEPARTMENT APPROVAL: \_\_\_\_\_

UTAH SUBDIVISION ACT APPROVAL: \_\_\_\_\_

UTAH COUNTY ENGINEER APPROVAL: \_\_\_\_\_

UTAH COUNTY HEALTH DEPARTMENT APPROVAL: \_\_\_\_\_

UTAH COUNTY WATER CONSERVATION APPROVAL: \_\_\_\_\_

UTAH COUNTY AIR QUALITY APPROVAL: \_\_\_\_\_

UTAH COUNTY SOILS APPROVAL: \_\_\_\_\_

UTAH COUNTY FLOOD CONTROL APPROVAL: \_\_\_\_\_

UTAH COUNTY PUBLIC UTILITIES APPROVAL: \_\_\_\_\_

UTAH COUNTY TRANSPORTATION APPROVAL: \_\_\_\_\_

UTAH COUNTY ENVIRONMENTAL APPROVAL: \_\_\_\_\_

UTAH COUNTY HISTORIC AND CULTURAL APPROVAL: \_\_\_\_\_

UTAH COUNTY PUBLIC SAFETY APPROVAL: \_\_\_\_\_

UTAH COUNTY WELL-BEING APPROVAL: \_\_\_\_\_

UTAH COUNTY HARMONY APPROVAL: \_\_\_\_\_

UTAH COUNTY COHESION APPROVAL: \_\_\_\_\_

UTAH COUNTY STABILITY APPROVAL: \_\_\_\_\_

UTAH COUNTY RESILIENCE APPROVAL: \_\_\_\_\_

UTAH COUNTY SUSTAINABILITY APPROVAL: \_\_\_\_\_

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