
NOTICE OF REINVESTMENT FEE COVENANT

(Strawberry Creek Villas)

(An Age Restricted Community)

Pursuant to Utah Code § 57-1-46(6), Strawberry Creek Villas 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 Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of Strawberry Creek Villas recorded on June 3, 2022 as Entry No. 66862:2022 in the office of the Utah County Recorder, 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 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 **Strawberry Creek Villas** that:

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

Strawberry Creek Villas Homeowners Association, Inc.
c/o Parker Brown Real Estate
187 West Main Street
Lehi, UT 84043
801-766-9998

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.

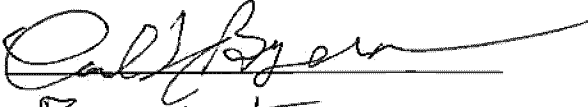
6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

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

IN WITNESS WHEREOF, Strawberry Creek Villas 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.


DATED this 20 day of September, 2022.

Strawberry Creek Villas Homeowners Association, Inc.
a Utah Non-Profit Corporation

By: 
Its: President

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On the 20th day of September, 2022, personally appeared before me Carl Byers who by me being duly sworn, did say that she/he is an authorized representative of Strawberry Creek Villas Homeowners Association, Inc. and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.



Notary Public

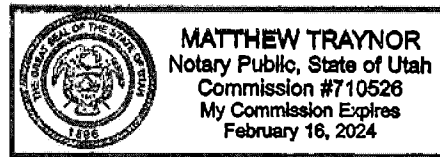


EXHIBIT A

Legal Description and Parcel Numbers

All of Strawberry Creek Villas, Plat A Amd, on file and of record in the office of the Utah County Recorder, including Common Area and Lots 1-76.

Parcel Numbers: **66:481:0001 through 66:481:0076**
66:481:0077 (Common Area)