

WHEN RECORDED RETURN TO:

Visionary Homes 2020, LLC
50 East 2500 North Ste. 101
Logan, UT 84341

NOTICE OF REINVESTMENT FEE COVENANT

(The Village at Fox Meadows Phase 1&2)

Pursuant to Utah Code § 57-1-46(6), the Fox Meadows Owners 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 Fox Meadows recorded with the Cache County Recorder on July 9, 2020 as Entry No. 1252169, 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 5.20 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 **Fox Meadows** development project that:

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

Fox Meadows Owners Association
50 East 2500 North Ste. 101
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.

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 Cache County Recorder.

DATED this 27 day of September, 2021.

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

By: Reed Scow

Name: Reed Scow

Its: Director of communities

STATE OF UTAH)
COUNTY OF Cache) ss.

On the 27 day of September, 2021, personally appeared before me Reed Scow 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.

Sherry M Nitta

Notary Public

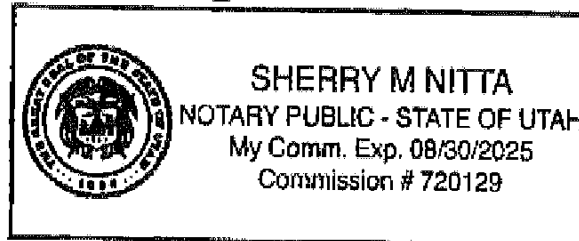


EXHIBIT A
[Legal Description]

All of **THE VILLAGE AT FOX MEADOWS P.U.D. PHASE 1&2**, according to the official plat filed in the office of the Cache County Recorder.

Including Lots 1 - 58 Parcel Numbers: 08-214-0001 through 08-214-0071

More particularly described as:

A portion of the SW1/4 of Section 21, & the NW1/4 of Section 28, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows:

Beginning at the northwest corner of FOX MEADOWS Subdivision, Phase 4, according to the Official Plat thereof on file in the Office of the Cache County Recorder located N0°16'37"W along the Section line 218.00 feet and East 102.18 feet from the Southwest Corner of Section 21, T13N, R1E, S.L.B.&M. (Basis of Bearing: S0°17'11"E along the Section line between the Southwest Corner of Section 21 and the West 1/4 Corner of Section 28); thence N3°16'02"W 66.50 feet; thence N1°11'43"E 9.43 feet; thence Southeasterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: S88°48'17"E) to the left 19.84 feet through a central angle of 87°26'13" (chord: S42°31'23"E 17.97 feet); thence S86°14'30"E 22.17 feet; thence N3°45'30"E 98.00 feet; thence S87°30'46"E 335.85 feet; thence S89°31'51"E 336.00 feet; thence S0°28'10"W 98.00 feet; thence S89°31'51"E 221.26 feet; thence S88°47'47"E 153.28 feet; thence N0°06'32"E 85.96 feet; thence S89°31'50"E 70.06 feet; thence N0°08'50"E 71.51 feet; thence N19°40'34"W 37.35 feet; thence N87°30'49"W 54.69 feet; thence S87°28'06"W 25.02 feet; thence S79°04'45"W 128.65 feet; thence S85°51'56"W 77.25 feet; thence N83°01'14"W 82.67 feet; thence N72°24'16"W 75.01 feet; thence N69°16'20"W 63.04 feet; thence N19°18'27"E 152.32 feet; thence Southeasterly along the arc of a 1,414.00 foot radius non-tangent curve (radius bears: S19°18'27"W) to the right 11.51 feet through a central angle of 0°27'59" (chord: S70°27'37"E 11.51 feet) to a point of reverse curvature; thence along the arc of a 9.00 foot radius curve to the left 13.76 feet through a central angle of 87°35'29" (chord: N65°58'41"E 12.46 feet); thence S69°19'02"E 50.02 feet; thence N22°10'57"E 164.79 feet; thence along the arc of a 175.00 foot radius curve to the right 207.14 feet through a central angle of 67°49'01" (chord: N56°05'28"E 195.25 feet); thence N89°59'58"E 358.98 feet; thence N77°05'00"E 80.86 feet; thence N89°38'45"E 345.00 feet; thence S0°21'15"E 698.88 feet; thence N89°32'27"W 168.09 feet; thence N89°03'37"W 311.45 feet; thence S0°35'12"W 108.57 feet; thence along the arc of a 2,967.00 foot radius curve to the left 129.14 feet through a central angle of 2°29'38" (chord: S0°39'37"E 129.13 feet); thence S1°54'26"E 89.94 feet to the north line of FOX MEADOWS Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat and the extension thereof the following 2 (two) courses and distances: N68°00'00"W 54.67 feet; thence S89°41'30"W 16.03 feet; thence N1°54'26"W 67.34 feet; thence along the arc of a 3,033.00 foot radius curve to the right 132.02 feet through a central angle of 2°29'38" (chord: N0°39'37"W 132.00 feet); thence N0°35'12"E 108.98 feet; thence N89°03'37"W 70.54 feet; thence S5°15'02"W 1.96 feet; thence N89°31'51"W 527.77 feet to the northeast corner of said FOX MEADOWS Subdivision, Phase 4; thence along said Plat the following 3 (three) courses and distances: N89°31'51"W 278.92 feet; thence along the arc of a 4,033.00 foot radius curve to the right 75.96 feet through a central angle of 1°04'45" (chord: N88°59'29"W 75.95 feet); thence N86°14'30"W 277.16 feet to the point of beginning.

Contains: 17.48+/- acres