

WHEN RECORDED RETURN TO:

Montana View Estates Homeowners Association
5292 S COLLEGE DR STE 304
Salt Lake City, UT 84123

14072915 B: 11401 P: 2979 Total Pages: 3
02/16/2023 09:29 AM By: CSelman Fees: \$110.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MILLER HARRISON LLC
5292 SO COLLEGE DR MURRAY, UT 84123

NOTICE OF REINVESTMENT FEE COVENANT

(Montana View Estates)

Pursuant to Utah Code § 57-1-46(6), the Montana View Estates 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 Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Montana View Estates recorded with the Salt Lake County Recorder on July 7, 2022 as Entry No. 13981664, 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 up to the maximum amount allowed by law, as established by the Association's Board of Directors in accordance with Section 6.20 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 **Montana View Estates** project that:

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

Montana View Estates Homeowners Association
c/o Advantage Management
P.O. Box 1006
460 E. 800 N.
Orem, UT 84059
(801) 235-7368
info@amres.co

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 16th day of February, 2023.

**Montana View Estates
Homeowners Association**
a Utah limited liability company

By: [Signature] Doug Shumway

Its: Agent / Lawyer

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

On the 16 day of February, 2023, personally appeared before me Doug Shumway who by me being duly sworn, did say that she/he is an authorized representative of Montana View Estates Homeowners Association, and that the foregoing instrument is signed on behalf of said companies and executed with all necessary authority.

Notary Public: [Signature]

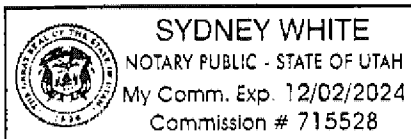


EXHIBIT A
LEGAL DESCRIPTION

All Lots (1-44) and Common Areas in Montana View Est. PUD, according to the plat thereof as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: 34-08-177-001-0000 through 34-08-177-008-0000
 34-08-326-001-0000 through 34-08-326-036-0000
 34-08-326-037-0000 (Common Area)