

AMENDED NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument is an Amended Notice of Reinvestment Fee Covenant (“Amended Notice”) that satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the “Reinvestment Fee Covenant”) that was modified in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Marmalade Court Townhomes recorded on October 15, 2024 in the Salt Lake County Recorder’s Office, as Entry No. 14300372 against the Property.

This Amended Notice hereby replaces and supersedes that certain Notice of Reinvestment Fee Covenant recorded on May 8, 2020, as Entry No. 13265344 in the Salt Lake County Recorder’s Office, state of Utah.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES THAT:

1. The name and address of the beneficiary under the above referenced Amended Notice is Marmalade Court Homeowners Association, Inc. (“Association”), c/o Property Management Systems 262 E 3900 S, Salt Lake City, UT 84107. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce, Division of Corporations.

2. The burden of the above referenced Reinvestment Fee Covenant is intended to run with the Property, described in **Exhibit “A”**, and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such Reinvestment Fee Covenant, as provided in the Association’s governing documents.

3. As of the date of this Reinvestment Fee Covenant, the Association shall levy a one-time reinvestment fee to be paid to the Association when a change in ownership or transfer of a Dwelling occurs in the amount of one-half of one percent (0.005) of the gross sales price or fair market value of the Dwelling, unless a lesser amount is established by Board from time to time. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the administration, maintenance, and operations of the Association’s Common Areas and facilities, and Association expenses.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date indicated below.

DATED: October 29, 2024.

MARMALADE COURT HOMEOWNERS
ASSOCIATION, INC.



Burt R. Willie
Attorney and Authorized Agent for
Marmalade Court Homeowners Association,
Inc.

STATE OF UTAH)
: ss
COUNTY OF WEBER)

Burt R. Willie, being first duly sworn, says that he is the attorney and authorized agent for Marmalade Court Homeowners Association, Inc. and is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.

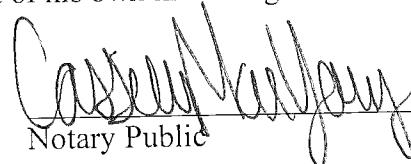
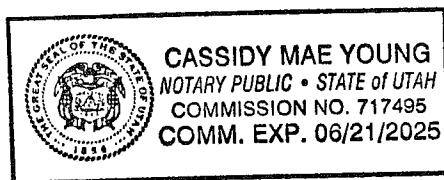

Cassidy Mae Young
Notary Public

Exhibit "A"

Legal Description

THE FOLLOWING DESCRIBED TRACT OF LAND INCLUDES PARCEL TAX ID NUMBERS; 08-25-451-004, 08-25-451-005, 08-25-451-006, 08-25-451-007, 08-25-451-008, 08-25-377-013, AND 08-26-377-014 ALSO DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 BLOCK 151 PLAT "A" SALT LAKE CITY SURVEY SAID POINT ALSO BEING SOUTH $89^{\circ} 59'29''$ WEST 63.96 FEET, AND SOUTH $00^{\circ}01'05''$ EAST 63.50 FEET FROM FRONT MONUMENT IN THE INTERSECTION OF 800 NORTH AND 300 WEST STREET, THENCE NORTH $89^{\circ} 59'23''$ WEST 83.00 FEET, THENCE SOUTH $00^{\circ}01'05''$ EAST 82.99 FEET, THENCE NORTH $89^{\circ}59'35''$ WEST 247.28 FEET, THENCE SOUTH $00^{\circ}00'29''$ WEST 82.48 FEET, THENCE NORTH $89^{\circ}48'40''$ WEST 33.03 FEET, THENCE SOUTH $0W02'37''$ EAST 139.87 FEET, THENCE SOUTH $89^{\circ}58'47''$ EAST 32.91 FEET, THENCE SOUTH $00^{\circ}00'29''$ WEST 4.13 FEET, TO THE NORTH SIDE OF REED AVE, THENCE SOUTH $89^{\circ}58'47''$ EAST 181.79 FEET, THENCE NORTH 78.00 FEET, THENCE SOUTH $89^{\circ}58'55''$ WEST 16.50 FEET, THENCE NORTH $01^{\circ}10'20''$ EAST 65.43 FEET, THENCE SOUTH $89^{\circ}48'40''$ EAST 163.66 FEET, TO THE WEST SIDE OF 300 WEST STREET, THENCE NORTH $0W00'02''$ WEST 166.53 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 63,986.09 SQ.FT. IN AREA OR 1.469 ACRES MORE OR LESS.