
NOTICE OF REINVESTMENT FEE COVENANT

(Bloomfield Farms Homeowners Association)

Pursuant to Utah Code § 57-1-46(6), Bloomfield Farms 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 Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Bloomfield Farms P.R.D. recorded in the Office of the Salt Lake County Recorder, and any amendments or supplements thereto (the “Declaration”). This Notice of Reinvestment Covenant supersedes and replaces any previously recorded notices.

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) or in the Declaration. 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 **Bloomfield Farms P.R.D.** that:

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

Bloomfield Farms Homeowners Association
c/o HOA Strategies
26 S Rio Grande Street, Ste 2072
Salt Lake City, UT 84101
info@hoastrategies.com
385-988-0182

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, Bloomfield Farms Homeowners Association has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

[SIGNATURE ON FOLLOWING PAGE]

DATED this 15 day of November, 2024.

Bloomfield Farms Homeowners Association
a Utah Non-Profit Corporation

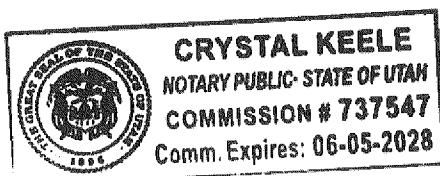
Signature: 

Name: Michael Toronto

Title: HOA President

STATE OF UTAH)
COUNTY OF Salt Lake)
) ss.
)

On the 15th day of November, 2024, Michael Toronto [Name] personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of Bloomfield Farms Homeowners Association and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.



Clifford

Notary Public

EXHIBIT A
Legal Description

All of the BLOOMFIELD FARMS SUBDIVISION PHASE 1 plat, recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: **20:35:426:007:0000**
20:35:427:001:0000
20:35:428:009:0000
20:35:428:014:0000 through 20:35:428:019:0000
20:35:476:011:0000 through 20:35:476:013:0000
20:35:476:018:0000
20:35:477:001:0000 through 20:35:477:011:0000
20:35:478:001:0000 through 20:35:478:008:0000
20:35:479:006:0000
20:35:480:001:0000 through 20:35:480:006:0000

(39 Parcels)

All of the BLOOMFIELD FARMS SUBDIVISION PHASE 2 plat, recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: **20:35:426:008:0000 through 20:35:426:017:0000**
20:35:426:018:0000 (Common Area)
20:35:426:019:0000 through 20:35:426:023:0000
20:35:427:002:0000 through 20:35:427:008:0000
20:35:427:009:0000 (Common Area)
20:35:427:010:0000 through 20:35:427:020:0000
20:35:429:006:0000
20:35:429:018:0000
20:35:430:004:0000
20:35:430:008:0000
20:35:431:004:0000 through 20:35:431:005:0000
20:35:431:009:0000
20:35:432:001:0000 through 20:35:432:007:0000
20:35:433:001:0000 through 20:35:433:008:0000

(57 Parcels)

All of the BLOOMFIELD FARMS SUBDIVISION PHASE 3 plat, recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: 20:35:426:001:0000 through 20:35:426:006:0000
20:35:428:001:0000 through 20:35:428:008:0000
20:35:428:010:0000 through 20:35:428:013:0000
20:35:476:001:0000 through 20:35:476:010:0000
20:35:476:014:0000 through 20:35:476:017:0000
20:35:479:001:0000 through 20:35:479:005:0000

(37 Parcels)

All of the BLOOMFIELD FARMS SUBDIVISION PHASE 4 plat, recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: 20:35:428:021:0000
20:35:429:001:0000 through 20:35:429:005:0000
20:35:429:007:0000 through 20:35:429:017:0000
20:35:429:019:0000 through 20:35:429:027:0000
20:35:430:001:0000 through 20:35:430:003:0000
20:35:430:005:0000 through 20:35:430:007:0000
20:35:431:001:0000 through 20:35:431:003:0000
20:35:431:006:0000 through 20:35:431:008:0000
20:35:476:019:0000 through 20:35:476:028:0000
20:35:479:007:0000 through 20:35:479:012:0000

(54 Parcels)

(187 Total Parcels)