

WHEN RECORDED, RETURN TO:
Henry Walker Development, LLC
Attn: Legal Department
1216 W. Legacy Crossing Blvd., Ste. 300
Centerville, UT 84014

14353908 B: 11554 P: 3432 Total Pages: 4
03/04/2025 03:52 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JF CAPITAL
1148 W. LEGACY CROSSINGCENTERVILLE, UT 84014

Parcel No(s).: 22-03-334-025-0000 through 22-03-334-057-0000

NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code § 57-1-46(6), the Roam Owners 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 Declaration of Covenants, Conditions, and Restrictions for Roam, recorded with the Salt Lake County Recorder on February 21, 2025, as Entry No. 14349804, and any amendments or supplements thereto (the “**Declaration**”).

The Reinvestment Fee Covenant requirements, 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 5.13 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 rater 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 Base45 that:

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

Base45 Homeowners Association
1216 W Legacy Crossing Blvd., Ste. 300
Centerville, UT 84014

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 the 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 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.

7. The amount of the Reinvestment Fee for each Lot at the time of transfer shall be 0.5% of the value of each Lot.

[SIGNATURE PAGE FOLLOWS]

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 Davis County Recorder.

DATED as of the 21st day of February, 2025.

DECLARANT

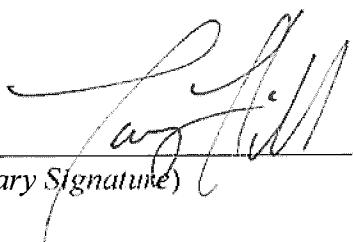
HENRY WALKER DEVELOPMENT, LLC,
a Utah limited liability company

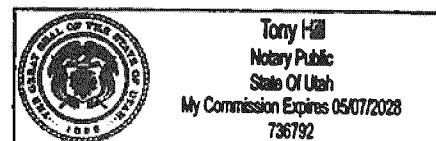
By: 
Name: Owen Fisher
Its: Manager

STATE OF UTAH)
§
COUNTY OF DAVIS)

On this 21st day of February, 2025, personally appeared before me Owen Fisher, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Manager of Henry Walker Development, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said Limited Liability Company by authority of its governing documents and said Owen Fisher acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal.


(Notary Signature)



(Seal)

EXHIBIT A
(LEGAL DESCRIPTION)

ALL OF LOTS 1 THROUGH 32 INCLUDING ALL COMMON AREAS, LIMITED COMMON AREAS, PRIVATE AREAS, AND PRIVATE DRIVES as shown on the official plat of Base45 Townhomes, recorded in the office of the Salt Lake County Recorder on October 24, 2024 in Book 2024P on Page 233.

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