

After recording mail to:  
JAMES & KNOX, PLLC  
P.O. Box 17001  
Salt Lake City, Utah 84117  
(See Below for HOA Contact Info)

## NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code § 57-1-46)

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES either owning, selling, purchasing, or assisting with the closing of a property conveyance within the NORTHPOINT ESTATES HOMEOWNERS ASSOCIATION (the “Association”), that all such property has been subjected to certain covenants, conditions, and restrictions pursuant to the Northpoint Estates Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Bylaws (“Declaration”), recorded on January 18, 2000, as Entry Number 7555619 in the Recorder’s Office for Salt Lake County, Utah, and that said Declaration, as properly amended by a written Amendment recorded on August 14, 2025, as Entry Number 14422318 in the Recorder’s Office for Salt Lake County, Utah (“Amendment”), established certain obligations of which all owners, sellers and buyers should be aware, including the imposition of a Reinvestment Fee upon transfer of title as described below.

This Notice of Reinvestment Fee Covenant (“Notice”) satisfies the requirements of Utah Code § 57-1-46(6) and requires the payment of a Reinvestment Fee as established and authorized by the Amendment to the Declaration referenced above, according to the following terms:

1. A reinvestment fee is due within thirty (30) calendar days of transfer of title. The name and address of the beneficiary under the above referenced reinvestment fee covenant to which the reinvestment fee is required to be paid is:

Name: **NORTHPOINT ESTATES HOMEOWNERS ASSOCIATION**  
Address: **798 Northpoint Dr., Salt Lake City, Utah 84103**  
Phone: **(801) 262-3900**  
Email: **northpointslc@gmail.com**

If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its primary contact as designated in the Utah Homeowner Associations Registry maintained by the Utah Department of Commerce or through its registered agent designated with the Utah Division of Corporations and Commercial Code.

2. The burden of the above-referenced reinvestment fee covenant is intended to run with the land described in **Exhibit A** and to bind successors in interest and assigns. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The duration of the above-referenced reinvestment fee covenant is perpetual.
3. The Association, as listed above, must be contacted for the reinvestment fee amount. The purpose of the fee required to be paid under the reinvestment fee covenant is to provide for the

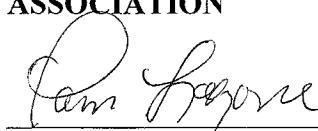
Association's costs directly related to the transfer of the property and may also provide for the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; and/or association expenses. The fee required to be paid under the reinvestment fee covenant is required to benefit the property burdened by the reinvestment fee covenant.

4. This Notice repeals and replaces any prior notices of reinvestment fee covenants or transfer fees previously recorded in relation to the Northpoint Estates Homeowners Association.

5. Some exemptions apply to this fee, as contained in Utah Code § 57-1-46(8) and incorporated into the Amendment to the governing documents of the Northpoint Estates Homeowners Association.

Dated this 15 day of August, 2025.

**NORTHPOINT ESTATES HOMEOWNERS  
ASSOCIATION**

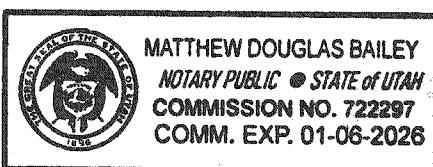


By: Pam Lakomski  
Its: Authorized Representative

STATE OF UTAH )  
:ss

COUNTY OF SALT LAKE )

Pam Lakomski personally, appeared before me and acknowledged that he/she has knowledge of the facts set forth in the above Notice and that all statements made in this Notice are true and correct to the best of his/her knowledge. Subscribed and sworn to before me on August 15th, 2025.



Notary Public

**EXHIBIT A**

**(LEGAL DESCRIPTION)**

All Units in the Northpoint Estates Condo Amd Subdivision according to the official plat thereof on file in the office of the Salt Lake County Recorder, State of Utah, including Parcel Numbers 09-30-452-002-0000 through 09-30-452-050-0000; and

All Units in the Northpoint Estates Condo 2<sup>nd</sup> Amd Subdivision according to the official plat thereof on file in the office of the Salt Lake County Recorder, State of Utah, including Parcel Numbers 09-30-452-051-0000 through 09-30-452-052-0000.