

**WHEN RECORDED, RETURN TO:**  
CW ROAM, LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd., STE 6  
Centerville, UT 84014

00-0071-7331 ; 03-005-044-02-1-3NA AND 00-0058-9646;

Affecting Parcel Number(s): 03-005-044-02-1-NA; 00-0058-9646; AND 03-005-044-02-1-NA

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### NOTICE OF REINVESTMENT FEE COVENANT

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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 Morgan County Recorder on January 18, 2022, as Entry No. 159757, 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 5.14 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 The Roam that:

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

Roam Owners Association, Inc.  
1222 W. Legacy Crossing Blvd., STE 6  
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 and Good Things to Come, LLC, a Utah limited liability company, as an owner of a portion of the Property, 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 Morgan County Recorder.

DATED as of the 5 day of January, 2022.

**DECLARANT**

**CW ROAM, LLC,**  
a Utah limited liability company

By: CW SBR, LLC,  
a Utah limited liability company  
Its: Sole Member and Manager


By: CW SBR Member, LLC,  
a Utah limited liability company  
Its: Managing Member

By: *Colin Wright*  
Name: COLIN WRIGHT  
Its: Manager

STATE OF UTAH                    )  
  §  
COUNTY OF DAVIS            )

On the 5 day of January, 2022, personally appeared before me Colin Wright who by me being duly sworn, did say that he is the manager of CW SBR MEMBER, LLC, a Utah limited liability company, the managing member of CW SBR, LLC, a Utah limited liability company, the sole member and manager of CW ROAM, LLC, a Utah limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

*Tony Hill*  
(Notary Signature)

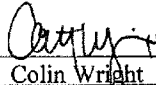
 TONY HILL  
Notary Public, State of Utah  
Commission #711935  
My Commission Expires  
05/07/2024  
(Seal)

[Good Things to Come, LLC, Consent Page Follows]

DATED as of the 5 day of January, 2022.

GTC

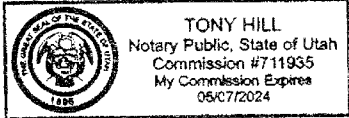
**GOOD THINGS TO COME, LLC,**  
a Utah limited liability company

By:   
Name: Colin Wright  
Its: Manager

STATE OF UTAH                    )  
  §  
COUNTY OF DAVIS            )

On the 5 day of January, 2022, personally appeared before me Colin Wright who by me being duly sworn, did say that he is the manager of GOOD THINGS TO COME, LLC, a Utah limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

  
(Notary Signature)



(Seal)

**EXHIBIT A  
(LEGAL DESCRIPTION)**

**DECLARANT PROPERTY:**

A parcel of land, situate in the Southwest Quarter of Section 24, the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 322.34 feet along the section line and South 00°16'25" West 687.94 feet from the Northwest Corner of said Section 25, and running thence South 84°21'31" East 27.00 feet; thence South 05°38'29" West 45.93 feet; thence Southerly 25.36 feet along the arc of a 163.50-foot radius tangent curve to the right (center bears North 84°21'31" West and the long chord bears South 10°05'03" West 25.33 feet with a central angle of 08°53'08"); thence South 70°39'00" East 79.68 feet; thence Southerly 348.56 feet along the arc of a 1971.60-foot radius non-tangent curve to the right (center bears North 74°05'37" West and the long chord bears South 20°58'16" West 348.11 feet with a central angle of 10°07'46"); thence westerly 21.81 feet along the arc of a 15.00-foot radius curve to the right (center bears North 63°57'51" West and the long chord bears South 67°41'34" West 19.94 feet with a central angle of 83°18'51"); thence North 69°32'41" West 8.54 feet; thence South 21°31'37" West 38.00 feet; thence Northwesterly 81.76 feet along the arc of a 263.50-foot radius non-tangent curve to the right (center bears North 21°31'11" East and the long chord bears North 59°35'27" West 81.43 feet with a central angle of 17°46'42"); thence Northwesterly 82.34 feet along the arc of a 236.50-foot radius curve to the left (center bears South 39°17'54" West and the long chord bears North 60°40'33" West 81.93 feet with a central angle of 19°56'54"); thence North 70°39'00" West 307.65 feet; thence South 19°21'00" West 5.50 feet; thence Westerly 12.12 feet along the arc of a 101.50-foot radius non-tangent curve to the right (center bears North 17°38'35" East and the long chord bears North 68°56'11" West 12.11 feet with a central angle of 06°50'29"); thence North 25°40'14" East 0.46 feet; thence Northwesterly 24.32 feet along the arc of a 58.00-foot radius non-tangent curve to the right (center bears North 25°20'34" East and the long chord bears North 52°38'45" West 24.14 feet with a central angle of 24°01'22"); thence South 49°21'56" West 36.46 feet; thence North 78°30'51" West 122.53 feet to the Easterly right-of-way line of Trappers Loop Road (Highway 167); thence along said easterly line the following two (2) courses and distances: (1) North 11°33'46" East 206.96 feet; and (2) North 54°11'41" East 362.47 feet; thence South 35°48'37" East 127.43 feet; thence North 54°11'23" East 88.81 feet; thence South 35°48'37" East 27.00 feet; thence Southerly 59.92 feet along the arc of a 27.50-foot radius non-tangent curve to the left (center bears South 35°48'37" East and the long chord bears South 08°13'49" East 48.75 feet with a central angle of 124°50'24"); thence South 70°39'00" East 150.92 feet; thence Northeasterly 49.78 feet along the arc of a 27.50-foot radius tangent curve to the left (center bears North 19°21'00" East and

the long chord bears North 57°29'44" East 43.25 feet with a central angle of 103°42'30") to the point of beginning.

PARCEL 1A:

A non-exclusive easement for access appurtenant to Parcel 1 as set forth and disclosed in that certain Utilities and Access Easement Agreement recorded \_\_\_\_\_ as Entry No. \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_, over and across the following:

18746 579 1030 JUN 30, 2021  
Road Area Description

A parcel of land, situate in the Southwest Quarter of Section 24, the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 886.30 feet along the section line and South 00°16'25" West 1238.89 feet from the Northwest Corner of said Section 25, and running thence North 89°43'47" East 60.00 feet; thence South 00°16'13" East 402.58 feet; thence Southeasterly 20.27 feet along the arc of a 15.00 feet-foot radius tangent curve to the left (center bears North 89°43'47" East and the long chord bears South 38°58'36" East 18.76 feet with a central angle of 77°24'45") to the Northerly right-of-way line of Old Highway Road; thence along said right-of-way line the following two (2) courses and distances: (1) Westerly 69.11 feet along the arc of a 872.11-foot radius non-tangent curve to the left (center bears South 04°14'46" East and the long chord bears South 83°29'03" West 69.09 feet with a central angle of 04°32'24"); and (2) South 82°40'32" West 16.33 feet; thence Northeasterly 21.72 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 07°19'28" West and the long chord bears North 41°12'07" East 19.87 feet with a central angle of 82°56'50"); thence North 00°16'13" West 411.86 feet to the point of beginning.

**GOOD THINGS TO COME, LLC, PROPERTY:**

A parcel of land, situate in the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 455.87 feet along the section line and South 00°16'25" West 172.32 feet from the Northwest Corner of said Section 25 and running thence:

thence North 69°02'40" East 87.75 feet;

thence Southerly 190.08 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 57°50'46" East and the long chord bears South 12°42'22" West 186.45 feet with a central angle of 38°53'44");

thence South 06°44'28" East 195.97 feet;

thence Southerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the right (center bears South 83°15'33" West and the long chord bears South 03°16'43" West 115.39 feet with a central angle of 20°02'21");

thence South 13°17'54" West 71.36 feet;

thence South 76°42'06" East 168.40 feet;

thence North 13°17'54" East 9.68 feet;

thence North 89°53'25" East 582.74 feet;

thence South 00°06'33" East 15.00 feet;

thence North 89°53'43" East 158.97 feet to the westerly line of Rollins Ranch Phase 4B;

thence along said westerly line, to and along the westerly line of Rollins Ranch Phase 4A the following two (2) courses and distances:

- 1) Southeasterly 208.49 feet along the arc of a 356.50-foot radius non-tangent curve to the left (center bears North 64°25'44" East and the long chord bears South 42°18'30" East 205.53 feet with a central angle of 33°11'53");
- 2) South 04°15'30" East 39.46 feet to that property owned by Cottonwood Mutual Water Company;

thence along the North and West line of that property owned by Cottonwood Mutual Water Company the following (2) courses and distances:

- 1) thence North 89°47'45" West 87.99 feet;
- 2) thence South 00°11'51" West 61.67 feet to the North line of Paul Warner Subdivision;

thence along the North and West lines of Paul Warner Subdivision the following two (2) course and distances:

- 1) West 389.73 feet;
- 2) South 00°09'40" East 120.00 feet;

thence South 89°43'47" West 127.73 feet;

thence South 00°16'13" East 122.40 feet;

thence South 89°43'47" West 60.00 feet;

thence Northwesterly 23.52 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 89°43'14" West and the long chord bears North 45°11'23" West 21.18 feet with a central angle of 89°49'15");

thence South 89°53'27" West 407.29 feet;

thence Westerly 95.10 feet along the arc of a 280.00-foot radius non-tangent curve to the right (center bears North 00°08'34" West and the long chord bears North 80°22'47" West 94.64 feet with a central angle of 19°27'33");

thence North 70°39'00" West 41.15 feet;

thence Westerly 21.44 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 18°21'05" West and the long chord bears South 68°24'23" West 19.66 feet with a central angle of 81°53'13");

thence Southerly 287.40 feet along the arc of a 470.00 feet radius curve to the left (center bears South 62°32'13" East and the long chord bears South 09°56'43" West 282.94 feet with a central angle of 35°02'07");

thence South 07°34'20" East 7.48 feet;

thence South 10°38'46" East 46.62 feet;

thence South 07°34'20" East 191.84 feet;

thence Southeasterly 23.59 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 82°24'56" East and the long chord bears South 52°37'47" East 21.23 feet with a central angle of 90°05'27") to the northerly right-of-way line of Old Highway Road;

thence South 82°40'32" West 89.68 feet along said northerly right-of-way line;

thence Northerly 29.28 feet along the arc of a 38.18-foot radius non-tangent curve to the left (center bears North 53°43'12" West and the long chord bears North 14°18'30" East 28.57 feet with a central angle of 43°56'36");

thence North 07°34'20" West 185.87 feet;

thence North 05°08'53" West 35.47 feet;

thence North 07°34'20" West 12.67 feet;

thence Northerly 329.11 feet along the arc of a 530.00-foot radius non-tangent curve to the right (center bears North 82°25'39" East and the long chord bears North 10°13'01" East 323.85 feet with a central angle of 35°34'44");

thence Northeasterly 9.33 feet along the arc of a 1971.60 feet radius curve to the left (center bears North 62°15'54" West and the long chord bears North 27°52'14" East 9.33 feet with a central angle of 00°16'16");

thence Northwesterly 18.91 feet along the arc of a 27.50-foot radius non-tangent curve to the left (center bears South 80°55'14" West and the long chord bears North 48°46'45" West 18.54 feet with a central angle of 39°23'56");

thence North 21°31'37" East 38.00 feet;

thence Easterly 8.39 feet along the arc of a 6426.97-foot radius non-tangent curve to the right (center bears South 20°30'42" West and the long chord bears South 69°31'33" East 8.39 feet with a central angle of 00°04'29");

thence Easterly 21.96 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 19°54'20" East and the long chord bears North 67°58'01" East 20.05 feet with a central angle of 83°52'38");

thence North 25°48'38" East 15.49 feet;

thence Northerly 422.82 feet along the arc of a 1971.60-foot radius non-tangent curve to the left (center bears North 64°24'52" West and the long chord bears North 19°26'31" East 422.01 feet with a central angle of 12°17'15");

thence North 13°17'54" East 83.57 feet;

thence Northerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'43" East 94.51 feet with a central angle of 20°02'19");



thence North  $06^{\circ}44'28''$  West 195.97 feet;  
thence Northerly 160.11 feet along the arc of a 340.00-foot radius tangent curve to the right (center bears North  $83^{\circ}15'33''$  East and the long chord bears North  $06^{\circ}44'59''$  East 158.64 feet with a central angle of  $26^{\circ}58'56''$ ) to the Point of Beginning.

Contains: 520,249 square feet or 11.943 acres, 37 lots and 3 parcels.