

WHEN RECORDED RETURN TO:

CW The ROAM Flex, LLC  
610 N 800 W  
Centerville, UT 84014

Affecting Parcel No(s).:

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**NOTICE OF REINVESTMENT FEE COVENANT**

**ROAM Flex Space Condominiums**

Affecting Serial Numbers:

03-FLEX-0001, 03-FLEX-0002, 03-FLEX-0003, 03-FLEX-0004, 03-FLEX-0005, 03-FLEX-0006, 03-FLEX-0007, 03-FLEX-0008, 03-FLEX-0009, 03-FLEX-0010, 03-FLEX-0011, 03-FLEX-0012, 03-FLEX-0013, 03-FLEX-0014, and 03-FLEX-CA-NA

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Pursuant to Utah Code Ann. § 57-1-46, the Roam Flex Space Commercial Association, Inc. (the “**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A attached hereto (the “**Burdened Property**”). The Burdened Property is subject to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Roam Flex Space Condominiums, recorded in the Morgan County Recorder’s Office on August 27, 2025, as Entry No. 169578, and any amendments or supplements thereto (collectively, the “**Declaration**”). Section 6.14 of the Declaration provides that the Declarant, during the Declarant Control Period, may establish a reinvestment fee for the Burdened Property (the “**Reinvestment Fee Covenant**”).

The Reinvestment Fee Covenant requires, 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 the Declaration, unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46. In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

All definitions not defined herein shall be those used in the Declaration.

**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 Flex Space** development that:

1. The Project governed by the Association is an approved development of flex space units (each a “**Unit**”) and includes a commitment to fund, construct, develop, or maintain common

The Association's address may change from time to time. Any party making payment under the Reinvestment Fee Covenant should verify the most current address for the Association on file with the Utah Division of Corporations and/or the Utah Department of Commerce Homeowner Association Registry.

3. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns in perpetuity.

4. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

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. The Reinvestment Fee may also be used to satisfy the Association's obligations under an agreement to reimburse the developer of the Burdened Property for common use investments. If such an agreement exists, a transferee may obtain a copy from the Association.

6. The amount of the Reinvestment Fee shall be established by the Association's Board of Directors or by the Declarant during periods of Declarant Control, subject to the applicable requirements of Utah Code Ann. § 57-1-46 (and as later amended).

[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 Morgan County Recorder.

DATED this 22 day of May, 2025.

**DECLARANT**

**CW The Roam Flex, LLC**

a Utah limited liability company,

By: Cole West Entity Services, LLC

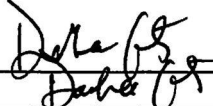
a Utah limited liability company

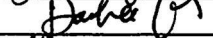
Its: Manager

By: Cole West, LLC,

a Utah limited liability corporation

Its: Manager

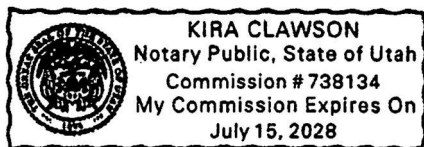
By: 

Name: 

Its: Manager

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF DAVIS            )

On the 22<sup>nd</sup> day of May, 2025, personally appeared before me Darlene Carter who by me being duly sworn, did say that she/he, through the above-referenced managing entities, is an authorized representative of CW The Roam Flex, 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 Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All of **FLEX SPACE CONDOMINIUMS**, according to the official plat thereof, recorded in the office of the Morgan County Recorder.

More particularly described as:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD, SAID POINT BEING SOUTH 00°05'20" WEST 1118.90 FEET AND SOUTH 89°54'40" EAST 941.58 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID CORNER BEING NORTH 00°05'20" EAST 2671.89 FEET FROM THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 25); THENCE NORTH 89°43'38" EAST 131.48 FEET ALONG THE SOUTHERLY LINE OF ROAM PHASE 1 TO THE WESTERLY LINE OF PAUL WARNER 1ST AMENDMENT SUBDIVISION; THENCE SOUTH 00°21'30" EAST 467.56 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°38'25" WEST 75.04 FEET; THENCE SOUTH 00°21'35" EAST 66.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HWY ROAD (HWY 30); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1472.70 FEET, AN ARC LENGTH OF 49.98 FEET, A DELTA ANGLE OF 01°56'40", A CHORD BEARING OF SOUTH 85°44'56" WEST, AND A CHORD LENGTH OF 49.97 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 15.58 FEET, A DELTA ANGLE OF 59°31'07", A CHORD BEARING OF NORTH 30°01'55" WEST, AND A CHORD LENGTH OF 14.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF QUEENS GARDEN ROAD; THENCE NORTH 00°16'22" WEST 524.98 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 65,546 SQUARE FEET OR 1.505 ACRES.