

WHEN RECORDED RETURN TO:

CW The Range, LLC
610 N 800 W
Centerville, UT 84014

Affecting Parcel No(s): 00-0090-6450

NOTICE OF REINVESTMENT FEE COVENANT
theRANGE

Pursuant to Utah Code Ann. § 57-1-46, The Range Owners Association, Inc., a Utah nonprofit corporation (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 theRANGE, recorded in the Morgan County Recorder’s Office on September 11th, 2025, as Entry No. 169711, and any amendments or supplements thereto (collectively, the “**Declaration**”). Section 11.1 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 theRANGE development that:

1. The Project governed by the Association is an approved development of forty-three (43) units (each a “**Unit**”) and includes a commitment to fund, construct, develop, or maintain common area and facilities. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property and assist the Association in its commitments.

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

The Range Owners Association, Inc.
610 N 800 W
Centerville, UT 84014

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). Unless otherwise determined by the Association's Board of Directors or by the Declarant during periods of Declarant Control, the amount of the Reinvestment Fee shall be Two Thousand Five Hundred (\$2,500.00).

7. If the Association's Board of Directors or the Declarant during periods of Declarant Control ever determines that the Reinvestment Fee shall be based on the value of a Unit, then the "value" of the Unit shall be the purchase price of the Unit. If the purchase price is challenged as the value of the Unit, the value shall be the higher of: (a) the purchase price paid for the Unit; (b) the value of the Unit as determined by the property tax assessor on the date of the transfer of title; or (c) the value of the Unit on the date of the transfer of title, as determined in an appraisal that may be obtained (in the discretion of the Board of Directors) using an appraiser selected by the transferee of the property from a list of three (3) appraisers selected by the Association. In the event that an appraisal is needed to establish value of the Unit, the transferee shall be responsible for the cost of such appraisal.

[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 3rd day of September 2025.

DECLARANT

CW The Range, LLC

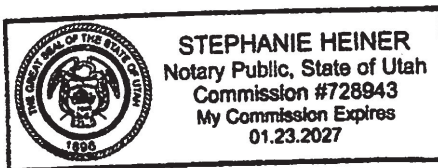
a Utah limited liability company

By: 
Name: Darlene Carter
Its: CEO

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the 3rd day of September 2025, personally appeared before me Darlene Carter who by me being duly sworn, did say that she is the CEO of CW The Range, 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 



MORGAN COUNTY

September 3, 2025

Tax Roll Master Record

2:04:54PM

| | | |
|-----------------------------|---------------------------|--|
| Parcel: 00-0090-6450 | Serial #: 14-005-019-07-2 | Entry: 165169 |
| Name: CW THE RANGE LLC | | |
| c/o Name: | | |
| Address 1: 610 N 800 W | | |
| Address 2: | | |
| City State Zip: CENTERVILLE | UT 84014-0000 | |
| Mortgage Co | | |
| Status: Active | Year: 2026 | District: 014 RANGE INFRASTRUCTURE I 0.009555 |

Property Address
 MORGAN 84050-0000
 Acres: 35.07

| Owners | Interest | Entry | Date of Filing | Comment |
|------------------|----------|--------|----------------|-------------|
| CW THE RANGE LLC | | 165169 | 02/08/2024 | (0406/0963) |

| Property Information | 2026 Values & Taxes | | | | 2025 Values & Taxes | | |
|----------------------|---------------------|-----------|-----------|-----------|---------------------|-----------|-----------|
| | Units/Acres | Market | Taxable | Taxes | Market | Taxable | Taxes |
| LS01 LAND SECONDARY | 35.07 | 2,805,600 | 2,805,600 | 26,807.51 | 2,805,600 | 2,805,600 | 24,534.97 |
| Totals: | 35.07 | 2,805,600 | 2,805,600 | 26,807.51 | 2,805,600 | 2,805,600 | 24,534.97 |

| | | | | | |
|---|--|---------------|-----------|---|-----------|
| **** ATTENTION !! **** | | 2026 Taxes: | 26,807.51 | 2025 Taxes: | 24,534.97 |
| Tax Rates for 2026 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2026 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate) | | Special Fees: | 0.00 | Review Date 05/19/2025 | |
| | | Penalty: | 0.00 | | |
| | | Abatements: (| 0.00) | BACK TAXES OWING! | |
| | | Payments: (| 0.00) | | |
| | | Amount Due: | 26,807.51 | | |

| Back Tax Summary | | | | | | | |
|------------------|-----------|----------------|---------|--------------|---------------|----------------|-----------|
| Year | Principal | Specials Total | Penalty | Interest Due | Interest Rate | Total Payments | Total Due |
| 2024 | 7.92 | 0.00 | 10.00 | 1.20 | 10.00% | 0.00 | 19.12 |
| Totals: | 7.92 | 0.00 | 10.00 | 1.20 | | 0.00 | 19.12 |

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

A PCL OF LAND, SIT IN THE E1/2 OF SEC 23, T5N, R1E, SLB&M, SD PCL ALSO LOC IN MORGAN COUNTY, UTAH. BEING MORE PART'LY DESC AS FOLS: BEG AT THE SE COR OF TRAPPER'S POINTE PRUD PLAT "B" SUB, SD PT BEING S 0°22'20" W 1339.81 FT ALG THE SEC LN & N 89°37'40" W 217.08 FRM THE NE COR OF SD SEC 23 & RUN TH ALG THE W'LY ROW LN OF TRAPPERS LOOP RD THE FOL FOUR (4) COURS & DIST: (1) S'LY 288.23 FT ALG THE ARC OF A 7539.44-FT RAD NON-TNGT CURV TO THE R (CTR BEARS S 83°38'01" W & LC BEARS S 05°16'16" E 288.21 FT W/ A CTRL ANG 02°11'25"); (2) S 04°11'11" E 273.58 FT; (3) S 20°48'59" W 591.49 FT; (4) S'LY 321.34 FT ALG THE ARC OF A 3214.79-FT RAD NON-TNGT CURV TO THE L (CTR BEARS N 85°48'49" E & LC BEARS S 07°03'00" E 321.20 FT W/ A CTRL ANG OF 05°43'37" TO THE NE COR OF WARNER SUB; TH S 85°00'13" W 536.11 FT (541.25 FT BY REC) ALG THE N'LY LN OF SD SUB TO A FOUND MTN ENG REBAR & CAP ALSO BEING THE NW COR OF THE WARNER SUB; TH S 84°49'32" W 465.68 FT ALG THE N'LY LN OF PCL E OF THE AGRI SUB OF THE PAUL & BEVERLY WARNER PPTY, A REC OF SURV AT THE MORGAN COUNTY [RECORDER'S] OFFICE (ROS #739) TO A FOUND MTN ENG REBAR & CAP BEING THE NW COR OF SD PCL E (P/N: 00-0083-9470); TH N 00°54'30" W 397.92 FT TO THE SE COR OF FRONTIER ESTATES SUB & RUN TH ALG THE E'LY LN OF SD SUB THE FOL SIX (6) COURS & DIST: (1) N 02°01'15" E 471.50 FT; (2) N 88°31'20" E 38.35 FT; (3) N 01°20'18" E 120.86 FT; (4) N 05°54'42" E 241.61 FT; (5) N 00°58'52" E 121.01 FT; (6) N 01°28'36" W 141.00 FT TO THE S'LY LN OF TRAPPER'S POINTE PRUD PLAT "B" SUB; TH N 88°31'20" E 1,047.73 FT ALG SD S'LY LN TO THE POB. CONT. 35.07 AC, M/L. [CORRECTIONS MADE IN THE MORGAN COUNTY RECORDER'S OFFICE FOR TAXING & ID PURPOSES.]