

WHEN RECORDED RETURN TO:

Luminary CK, LLC
8793 N. Pinehurst Dr.
Eagle Mountain, UT 84005

NOTICE OF REINVESTMENT FEE COVENANT

(Meadows at CK Farms Owners Association)

Pursuant to Utah Code § 57-1-46(6), the Meadows at CK Farms Owners Association ("**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 the Meadows at CK Farms recorded with the Utah County Recorder on February 10, 2021 as Entry No. 25167:2021, and any amendments or supplements thereto (the "**Declaration**").

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 determined by the Association's Board of Directors in accordance with Section 5.19 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). The reinvestment fee amount payable to the Association shall be established by the Board of Directors in the Association's Rules. The amount of the reinvestment fee shall be made available to all interested parties upon request to the Association.

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 **Meadows at CK Farms** subdivision that:

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

Meadows at CK Farms Owners Association
8793 N. Pinehurst Dr.
Eagle Mountain, UT 84005

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 this 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 amendment provisions of 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.

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 Utah County Recorder.

DATED this 18 day of December, 2020.

DECLARANT

LUMINARY CK, LLC

a Utah limited liability company,

By: [Signature]

Name: GEORGE WRIGHT

Its: DECLARANT

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On the 18 day of December, 2020, personally appeared before me Easton Daniels who by me being duly sworn, did say that she/he is an authorized representative of Luminary CK, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public

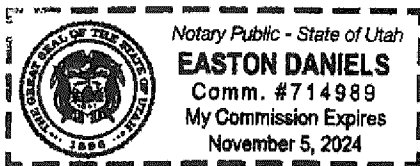


EXHIBIT A
[Legal Description]

All of **CK FARMS, TERRACOM COMMUNITIES, PHASE 1**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 28199:2018.

Parcel Numbers: 65:544:0101 through 65:544:0186