



W2959590

WHEN RECORDED, RETURN TO:
Blackhawk Townhomes
C/o
Western Management Assoc.
4252 So. Highland Drive #105
Salt Lake City, Utah 84124

EH 2959590 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
05-JAN-19 2:37 PM FEE \$83.00 DEP JKC
REC FOR: BLACKHAWK TOWNHOUSE

**NOTICE OF REINVESTMENT COVENANT FOR BLACKHAWK
TOWNHOUSES; NORTH OGDEN, UTAH**
(Pursuant to Utah Code Ann. §57-1-46)


BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES that:

Pursuant to the requirements of Utah Code Ann. §57-1-46 (2010), this is a notice of a
reinvestment and transfer fee that will run with the land.

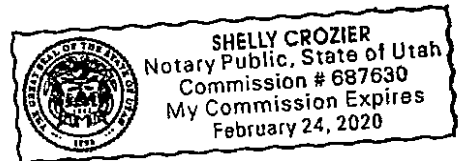
1. A reinvestment and transfer fee are due upon transfer of title. Blackhawk Townhouses Homeowners Association located at 300 East 2300 North, North Ogden, Utah 844414, care of Western Management Assoc., P.O. Box 9375, SLC, UT 84124. Phone: (801) 278.5060. When the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce Division of Corporations.
2. The burden of the above referenced Reinvestment and Transfer fee covenant is intended to run with the land located in Weber County, Utah described in **Exhibit A**, attached hereto and incorporated herein by this reference, and to bind successors in interest and assigns. The amount of the Reinvestment Fee may not exceed .5% of the total purchase price of the Lot and may be changed from time to time by the management committee. Transfer Fee may not exceed \$200.00.
3. The above referenced Reinvestment and Transfer fee covenant shall continue and remain in full force and effect until the board of directors who may elect in writing to amend or repeal the notice accordingly.

DATE: Jan 3, 2019

**BLACKHAWK TOWNHOUES
HOMEOWNERS ASSOCIATION, INC.**


By: Richard Harman/Western Management Assoc.
Its: Authorized Agent

STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)



Subscribed and sworn to before me on January 3rd, 2019.


Notary Public

EXHIBIT "A"

Units 1 Through 48, Blackhawk Townhouse Phase 1,
Units 49, Through 72, Blackhawk Townhouse Phase 2,
North Ogden City, Weber County, Utah

Land Serial Numbers: 18-082-0001 thru 18-082-0048
 18-091-0001 thru 18-091-0024

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH,
RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS
49, 54, 55, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, COMPLETED
IN AUGUST 1910 AND RECORDED IN THE OFFICE OF THE WEBER COUNTY
RECORDER; BEGINNING AT THE SOUTHEAST CORNER OF LOT 55; THENCE SOUTH
0°28'04" WEST, 18.84 FEET; THENCE NORTH 83°12'06" WEST, 80.26 FEET; THENCE
NORTHWESTERLY 82.154 FEET ALONG THE ARC OF A 718.67 FOOT RADIUS CURVE
TO THE LEFT (CHORD BEARS NORTH 86°29'28" WEST, 82.10 FEET); THENCE
NORTHWESTERLY 48.33 FEET ALONG THE ARC OF A 160.73 FOOT RADIUS CURVE
TO THE RIGHT (CHORD BEARS NORTH 81°09'05" WEST, 48.15 FEET); THENCE
NORTHWESTERLY 30.45 FEET ALONG THE ARC OF A 363.07 FOOT RADIUS CURVE
TO THE LEFT (CHORD BEARS NORTH 74°55'30" WEST, 30.44 FEET); THENCE SOUTH
89°45'00" EAST, 78.83 FEET; THENCE SOUTH 0°15'00" WEST, 10.00 FEET; THENCE
SOUTH 89°45'00" EAST, 160.00 FEET TO THE POINT OF BEGINNING.