

WHEN RECORDED RETURN TO:  
Shamrock Village, LLC  
14034 S. 145 E. Suite 202  
Draper, UT 84020

E 3101320 B 7044 P 404-408  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
06/26/2018 12:12 PM  
FEE \$29.00 Pgs: 5  
DEP RT REC'D FOR WOODS CROSS CITY

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**NOTICE OF REINVESTMENT FEE COVENANT**

06-395-0101 → 0109 (Shamrock Village) ①  
06-082-0274, 0275, 0276

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Pursuant to Utah Code Ann. § 57-1-46(6), the Shamrock Homeowners 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 Shamrock Village recorded with the Davis County Recorder on \_\_\_\_\_, 2018 as Entry No. \_\_\_\_\_, 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 as established by the Association's Board of Directors in accordance with Section 5.21 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 rate 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 **Shamrock Village Subdivision** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:  
Shamrock Homeowners Association, Inc.  
Exchange Place Building B  
14034 S. 145 E. Suite 202  
Draper, UT 84020
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 Davis County Recorder.

DATED this 24<sup>th</sup> day of May, 2018.

SHAMROCK VILLAGE, LLC  
a Utah limited liability company,

By: \_\_\_\_\_

Its: Manager

STATE OF UTAH                     )  
  ) ss.  
COUNTY OF Salt Lake )

On the 24<sup>th</sup> day of May, 2018, personally appeared before me  
Nathan Shipp who by me being duly sworn, did say that she/he is an  
authorized representative of Shamrock Village, LLC, and that the foregoing instrument is signed on  
behalf of said company and executed with all necessary authority.



\_\_\_\_\_  
Notary Public

## EXHIBIT A

### LEGAL DESCRIPTION

#### **SHAMROCK VILLAGE PHASE 1 BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WOODS CROSS CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 00°23'18" WEST 2628.66 FEET AND NORTH 89°48'15" WEST 28.99 FEET OF THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE DSD WOODS CROSS ELEMENTARY SCHOOL NO. 60 PLAT, ON FILE WITH THE DAVIS COUNTY RECORDER'S OFFICE ENTRY #3024025 AND THENCE TRAVERSING THE FOLLOWING TEN (10) COURSES: (1) SOUTH 00°11'09" EAST 153.86 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, (2) ALONG SAID ARC 39.26 FEET (CHORD BEARS SOUTH 44°48'07" WEST 35.35 FEET) (3) SOUTH 89°47'24" WEST 29.13 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, (4) ALONG SAID ARC 91.49 FEET (CHORD BEARS NORTH 84°35'52" WEST 91.34 FEET) TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, (5) ALONG SAID ARC 46.50 FEET (CHORD BEARS NORTH 81°29'04" WEST 46.48 FEET), (6) NORTH 83°59'02" WEST 248.79 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1033.00 FEET, (7) ALONG SAID ARC 115.00 FEET (CHORD BEARS NORTH 87°10'23" WEST 114.94 FEET), (8) SOUTH 89°38'15" WEST 23.32 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, (9) ALONG SAID ARC 23.60 FEET (CHORD BEARS NORTH 45°17'10" WEST 21.24 FEET), (10) NORTH 00°12'36" WEST 119.05 FEET; THENCE SOUTH 89°48'15" EAST 591.52 FEET TO THE POINT OF BEGINNING.

CONTAINS 91,411 SQ. FT. OR 2.1 ACRES, MORE OR LESS.

#### **SHAMROCK VILLAGE PHASE 2 BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WOODS CROSS CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 00°23'18" WEST 2628.66 FEET AND NORTH 89°48'15" WEST 676.48 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE TRAVERSING ALONG THE DSD WOODS CROSS ELEMENTARY SCHOOL NO. 60 PLAT, ON FILE WITH THE DAVIS COUNTY RECORDER'S OFFICE ENTRY #3024025 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 00°12'36" EAST 119.68 FEET TO A POINT ON A CURVE TO

THE RIGHT, HAVING A RADIUS OF 15.00 FEET, (2) ALONG SAID ARC 23.52 FEET (CHORD BEARS SOUTH 44°42'50" WEST 21.18 FEET) (3) SOUTH 89°38'15" WEST 203.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 367.00 FEET, (4) ALONG SAID ARC 86.12 FEET (CHORD BEARS NORTH 83°38'24" WEST 85.92 FEET) TO A POINT ON A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, (5) ALONG SAID ARC 22.78 FEET (CHORD BEARS NORTH 33°25'10" WEST 20.65 FEET); THENCE NORTH 77°35'58" WEST 56.05 FEET; THENCE TRAVERSING ALONG SAID PLAT THE FOLLOWING FIVE (5) COURSES: (1) A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 472.00 FEET, ALONG SAID ARC 128.37 FEET (CHORD BEARS SOUTH 17°35'40" WEST 127.97 FEET), (2) SOUTH 25°23'09" WEST 203.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, (3) ALONG SAID ARC 167.30 FEET (CHORD BEARS SOUTH 04°21'52" WEST 163.58 FEET), (4) SOUTH 16°39'25" EAST 390.52 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 972.00 FEET, (5) ALONG SAID ARC 15.86 FEET (CHORD BEARS SOUTH 16°11'22" EAST 15.86 FEET); THENCE NORTH 89°48'35" WEST 93.35 FEET; THENCE NORTH 12°13'50" WEST 122.82 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET, THENCE ALONG SAID ARC 38.07 FEET (CHORD BEARS SOUTH 83°02'11" WEST 38.02 FEET); THENCE NORTH 00°11'45" EAST 170.80 FEET; THENCE NORTH 89°48'15" WEST 150.25 FEET; THENCE NORTH 11°06'26" EAST 171.25 FEET; THENCE NORTH 28°09'19" EAST 390.90 FEET; THENCE NORTH 31°11'52" EAST 65.27 FEET; THENCE NORTH 00°27'42" EAST 101.46 FEET; THENCE SOUTH 89°48'15" EAST 445.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 157,664 SQ. FT. OR 3.619 ACRES, MORE OR LESS.

LESS AND EXCEPTING THE EXISTING PORTION OF 1955 WEST STREET DEDICATED AS PUBLIC RIGHT OF WAY BY SAID DSD WOODS CROSS ELEMENTARY SCHOOL NO. 60 PLAT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 00°23'18" WEST 2628.66 FEET AND NORTH 89°48'15" WEST 983.15 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE TRAVERSING ALONG SAID PLAT AND RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°40'00" EAST 2.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 528.00 FEET, (2) ALONG SAID ARC 108.24 FEET (CHORD BEARS SOUTH 04°12'22" WEST 108.05 FEET); THENCE NORTH 77°35'58" WEST 56.05 FEET; THENCE TRAVERSING ALONG SAID PLAT AND RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 472.00 FEET, ALONG SAID ARC 94.49 FEET (CHORD WHICH BEARS NORTH 04°04'06" EAST 94.33 FEET), (2) NORTH 01°40'00" WEST 4.37 FEET, (3) SOUTH 89°48'15" EAST 56.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 5,870 SQ. FT. OR 0.135 ACRES, MORE OR LESS.

(NET 151,794 SQ. FT OR 3.485 ACRES, MORE OR LESS)

**SHAMROCK VILLAGE PHASE 3 BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WOODS CROSS CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 00°23'18" WEST 2011.28 FEET AND NORTH 89°36'42" WEST 31.11 FEET OF THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°48'51" WEST 150.00 FEET; THENCE SOUTH 00°11'09" EAST 19.76 FEET; THENCE SOUTH 89°48'51" WEST 286.64 FEET TO THE EAST LINE OF LOT 1 OF THE DSD WOODS CROSS ELEMENTARY SCHOOL NO. 60 PLAT, ON FILE WITH THE DAVIS COUNTY RECORDERS OFFICE ENTRY #3024025 AND THENCE TRAVERSING THENCE NORTH 00°11'09" WEST 434.50 FEET ALONG SAID LOT 1 TO A POINT ALONG SAID PLAT AND THENCE TRAVERSING THE FOLLOWING SIX (6) COURSES: (1) SOUTH 83°59'02" EAST 239.72 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, (2) ALONG SAID ARC 40.74 FEET (CHORD BEARS SOUTH 81°29'04" EAST 40.73 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, (3) ALONG SAID ARC 104.42 FEET (CHORD BEARS SOUTH 84°35'52" EAST 104.25 FEET), (4) NORTH 89°47'24" EAST 29.08 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, (5) ALONG SAID ARC 39.28 FEET (CHORD BEARS SOUTH 45°11'53" EAST 35.36 FEET) TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD, (6) ALONG SAID RIGHT-OF-WAY SOUTH 00°11'09" EAST 347.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 176,057 SQ. FT. OR 4.04 ACRES, MORE OR LESS.