



W3158076

When recorded mail to:

E# 3158076 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
03-Jun-21 0933 AM FEE \$164.00 DEP D/
REC FOR: SMITH KNOWLES PC
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant (“Notice”) that satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the “Reinvestment Fee Covenant”) that was duly approved in the Declaration of Covenants, Conditions & Restrictions for Hawk Haven Townhomes Subdivision recorded on September 4, 2019 in the Weber County Recorder’s Office, as Entry No. 3001008 against the Property.

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

1. The name and address of the beneficiary under the above referenced Notice is The Hawk Haven Townhomes Homeowners Association, Inc. (“Association”), c/o Welch Randall Property Management, 5300 Adams Avenue Parkway #8, Ogden, Utah, 84405. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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.

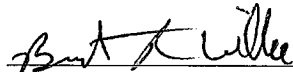
2. The burden of the above referenced Reinvestment Fee Covenant is intended to run with the Property, described in **Exhibit “A”**, and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such Reinvestment Fee Covenant, as provided in the Association’s governing documents.

3. As of the date of this Reinvestment Fee Covenant, the Association shall levy a one-time reinvestment fee to be paid to the Association when a change in ownership or transfer of a Unit occurs in the amount of one-half of one percent (0.005) of the gross sales price or fair market value of the Unit, unless a lesser amount is established by Board from time to time. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the administration, maintenance, and operations of the Association’s Common Areas and facilities, and Association expenses.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date indicated below.

DATED: June 1, 2021.

HAWK HAVEN TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.



Burt R. Willie
Attorney and Authorized Agent for Hawk
Haven Townhomes Homeowners
Association, Inc.

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

Burt R. Willie, being first duly sworn, says that he is the attorney and authorized agent for Hawk Haven Townhomes Homeowners Association, Inc. and is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.

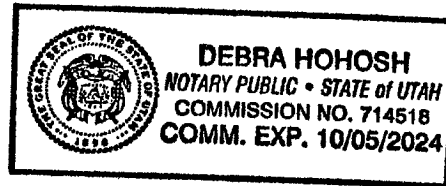

Notary Public

EXHIBIT "A"

(Legal Description)

UNITS 1 - 6, IN BUILDING "A", UNITS 1- 5, IN BUILDING "B", UNITS 1-4, IN BUILDING "C", UNITS 1-4, IN BUILDING "D", UNITS 1-7, IN BUILDING "E", UNITS 1-7, IN BUILDING "F", UNITS 1-6, IN BUILDING "G", AND COMMON AREAS, CONTAINED WITHIN THE HAWK HAVEN TOWNHOMES SUBDIVISION FIRST AMENDMENT PHASE 1, A RE-SUBDIVISION OF LOT 1, HAWK HAVEN TOWNHOMES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATIONS AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

TAX SERIAL NO. 15-698-0001 THROUGH 15-698-0040

UNITS 1-5, IN BUILDING "H"; UNITS 1-5, IN BUILDING "I"; UNITS 1-7, IN BUILDING "J"; UNITS 1-6, IN BUILDING "K"; UNITS 1-7, IN BUILDING "L", AND COMMON AREAS, CONTAINED WITHIN THE HAWK HAVEN TOWNHOMES SUBDIVISION SECOND AMENDED PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECTS COMMON AREAS AS ESTABLISHED IN SAID DECLARATIONS AND ALLOWIG FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

TAX SERIAL NO. 15-737-0001 THROUGH 15-737-0032