

04/3

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

E 3174427 B 7310 P 525-527  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
07/23/2019 11:56 AM  
FEE \$94.00 Pgs: 3  
DEP RT REC'D FOR WOODS CROSS CITY

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**NOTICE OF REINVESTMENT FEE COVENANT**

(Shamrock Village Phase 4)

06-414-0401 100437

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Pursuant to Utah Code § 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 June 26, 2018 as Entry No. 3101319, 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

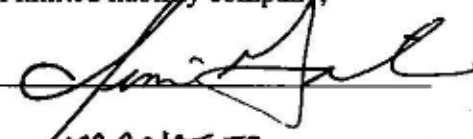
covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

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 21<sup>st</sup> day of May, 2019.

**DECLARANT**  
**SHAMROCK VILLAGE, LLC**  
a Utah limited liability company.

By:   
Its: MANAGER

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

On the 21<sup>st</sup> day of May, 2019, personally appeared before me Jim Eiler 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]

All of **Shamrock Village Phase 4 Subdivision**, according to the official plat on file in the office of the Davis County Recorder.

Including Lots 401 through 436 and Parcel E

A PARCEL OF LAND SITUATED IN THE <sup>North half</sup> ~~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 1390.76 FEET AND NORTH 89°48'15" WEST 885.46 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'15" WEST 1837.12 FEET; THENCE NORTH 27°58'42" EAST 350.48 FEET; THENCE SOUTH 62°01'18" EAST 120.00 FEET; THENCE NORTH 27°58'42" EAST 38.15 FEET; THENCE SOUTH 62°01'18" EAST 174.41 FEET; THENCE NORTH 27°58'42" EAST 168.59 FEET; THENCE SOUTH 61°50'41" EAST 118.85 FEET; THENCE NORTH 28°09'19" EAST 28.62 FEET; THENCE SOUTH 61°50'41" EAST 183.00 FEET; THENCE NORTH 28°09'19" EAST 126.08 FEET; THENCE SOUTH 61°50'41" EAST 171.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 172.00 FEET, ALONG SAID ARC 15.06 FEET (CHORD BEARS SOUTH 25°38'50" WEST 15.05 FEET); THENCE SOUTH 82°48'18" EAST 101.48 FEET; THENCE NORTH 23°09'41" EAST 39.38 FEET; THENCE SOUTH 89°48'15" EAST 525.46 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 972.00 FEET, ALONG SAID ARC 21.35 FEET (CHORD BEARS SOUTH 15°05'34" EAST 21.35 FEET); THENCE SOUTH 89°48'15" EAST 163.88 FEET; THENCE SOUTH 0°11'45" WEST 104.40 FEET; THENCE SOUTH 89°46'47" EAST 22.14 FEET; THENCE SOUTH 0°11'45" WEST 155.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 491912.9 SQ. FT. OR 11.3 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 1390.76 FEET AND NORTH 89°48'15" WEST 953.84 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'15" WEST 56.00 FEET; THENCE NORTH 00°11'45" EAST 14.42 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 972.00 FEET, ALONG SAID ARC 248.69 FEET (CHORD BEARS NORTH 07°08'02" WEST 248.01 FEET); THENCE SOUTH 89°48'15" EAST 57.78 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1028.00 FEET, ALONG SAID ARC 248.39 FEET (CHORD BEARS SOUTH 06°43'35" EAST 247.79 FEET); THENCE SOUTH 00°11'45" WEST 14.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 14725.6 SQ. FT. OR 0.3 ACRES, MORE OR LESS

**\*\*\* Parcel Numbers Have Not Been Assigned For Lots \*\*\***