



W3202958

E# 3202958 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
09-Dec-21 0301 PM FEE \$268.00 DEP TI
REC FOR: HELGESEN HOUTZ & JONES
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE COVENANT

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

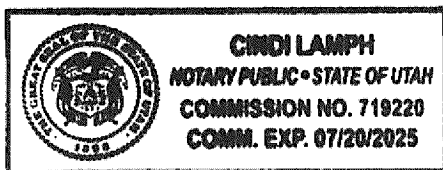
1. The Cottages at Colonial Springs Owners Association, Inc. ("Association"), hereby provides notice that it has enacted a Reinvestment Fee Covenant. The Association's mailing address is: 2408 North Dorchester Ave., Harrisville, Utah 84404.
2. The burden of the reinvestment fee covenant is intended to run with the land described in Exhibit "A" attached, and to bind successors in interest and assigns.
3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The duration of the reinvestment fee covenant is perpetual.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is (a) to enable the Association to meet its obligations to cover costs related to the transfer of a lot, (b) for the use and improvement of the Cottages at Colonial Springs Subdivision common areas and facilities appurtenant to the lots, and (c) to pay for association expenses as defined in UCA 57-1-46.
6. The fee required to be paid under the reinvestment fee covenant is required to benefit the Cottages at Colonial Springs Subdivision common area and the owners thereof and is in the amount of two times the monthly assessment each owner is required to pay due to their membership in the Association. At the time this Notice is recorded each owner is required to pay a monthly assessment is \$150.00, meaning that the amount of the Reinvestment Fee is currently \$300. However, whenever the amount of the Association's monthly assessment changes, the amount of the Reinvestment Fee shall automatically change.

IN WITNESS WHEREOF, we have affixed our signatures this 8 day of December 2021.

By Cheryl Daughette
President

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On this 8 day of December, 2021, personally appeared before me Cheryl Daughette who, being by me duly sworn, did say that (s)he is President of the Cottages at Colonial Springs Owners Association, Inc. and that the within and foregoing instrument was signed in behalf of said Association and (s)he duly acknowledged to me (s)he executed the same.



Cindi Lamph
Notary Public

EXHIBIT "A"

**The Cottages at Colonial Springs
Legal Description**

ALL OF LOTS 1R THROUGH 115R, COTTAGES AT COLONIAL SPRINGS (THE) S.A.P PHASES 1 THROUGH 5, HARRISVILLE CITY, WEBER COUNTY, UTAH (excepting therefrom lot 106R).

ALL THE COMMON AREA, PARKS AND OPEN SPACES, COTTAGES AT COLONIAL SPRINGS (THE) S A P, PHASES 1 THROUGH 5, HARRISVILLE CITY, WEBER COUNTY, UTAH.

17-288-0001 thru 0002
17-263-0001 thru 0018
17-264-0001 thru 0024
17-280-0001 thru 0015
17-281-0001 thru 0005
17-281-0007 thru 0018
17-293-0001 thru 0029
17-294-0001 thru 0019