

AMENDED 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 an Amended 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 "Amended Reinvestment Fee Covenant") that was duly approved and recorded on 12/13/19, as Entry No. 3211223 against the Property described within Ex. A and the First Amendment to the Declaration of Covenants, Conditions & Restrictions & Easements for Riverside Place Subdivision, a Master Community in Davis County, Utah, as amended ("First Amendment").

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

1. The name and address of the beneficiary under the above referenced Reinvestment Fee Covenant is Riverside Place Homeowners Association, Inc., c/o Golden Spike Realty, 2609 North Main Street, Sunset, UT 84015. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 defined within the Declaration 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 Declaration.

3. As of the date of this Reinvestment Fee Covenant, with the exception of those Lots conveyed by Declarant or Declarant Related Entities, which shall be exempt from the Reinvestment Fee, the Association shall levy a one-time reinvestment fee when a change in ownership of a Lot occurs in the amount set by the Board from time to time, not to exceed one-half of one percent (.05%) of the sale price of the Lot. 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 maintenance of the Association Common Areas, facilities and/or Association expenses.

DATED: December 13, 2019.
RIVERSIDE PLACE HOMEOWNERS
ASSOCIATION, INC.



Burt R. Willie
Attorney and Authorized Agent for
Riverside Place 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 Riverside Place 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.



correct of his own knowledge and belief.


Kathryn Galloway
Notary Public

Exhibit "A"

Legal Description

ALL OF LOT 1-R, RIVERSIDE PLACE PHASE 1 SUBDIVISION. CONT. 0.17300 ACRES.

Serial No. 13-322-0001

ALL OF LOT 201-R THROUGH LOT 226-R, RIVERSIDE PLACE PHASE 2 SUBDIVISION.

Serial Nos. 13-323-0201 through 13-323-0226.

ALL OF LOT 301-R THROUGH LOT 328-R, RIVERSIDE PLACE PHASE 3 SUBDIVISION

Serial Nos. 13-345-0301 through 13-345-0328

Undeveloped Land

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00[°]36'39" W 1129.01 FT & S 89[°]23'21" E 752.45 FT FR THE NW COR OF SD SEC 28; TH N 85[°]34'51" E 211.98 FT; TH S 87[°]38'59" E 90.62 FT; TH S 75[°]07'00" E 70.16 FT; TH S 72[°]40'46" E 102.89 FT; TH S 01[°]16'53" W 183.55 FT; TH S 85[°]35'00" W 464.25 FT; TH N 04[°]25'00" W 92.29 FT; TH N 10[°]34'05" E 72.46 FT; TH N 04[°]25'08" W 92.31 FT TO THE POB. CONT. 2.566 ACRES

Serial No. 13-018-0079

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00[°]36'39" W 849.34 FT & S 89[°]23'21" E 489.66 FT FR THE NW COR OF SD SEC 28; TH N 80[°]22'55" E 203.16 FT; TH ALG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 164.86 FT, AN ARC LENGTH OF 38.98 FT, A DELTA ANGLE OF 13[°]32'51", A CHORD BEARING OF N 02[°]50'57" W, & A CHORD LENGTH OF 38.89 FT; TH N 03[°]55'30" E 78.31 FT; TH S 85[°]49'29" E 180.83 FT; TH S 04[°]10'30" W 80.00 FT; TH S 85[°]49'29" E 193.76 FT; TH N 57[°]40'43" E 79.14 FT; TH S 88[°]39'10" E 112.04 FT; TH S 01[°]20'50" W 96.57 FT; TH N 90[°]00'00" E 8.44 FT; TH S 03[°]11'39" W 136.61 FT; TH S 11[°]32'42" W 70.01 FT; TH S 04[°]07'05" W 100.74 FT; TH N 72[°]40'46" W 102.89 FT; TH N 75[°]07'00" W 70.16 FT; TH N 87[°]38'59" W 90.62 FT; TH S 85[°]34'51" W 211.98 FT; TH S 86[°]20'54" W 54.26 FT; TH N 44[°]30'55" W 65.00 FT; TH N 42[°]05'36" W 65.00 FT; TH N 31[°]44'02" W 65.00 FT; TH N 31[°]10'21" W 159.01 FT TO THE POB. CONT. 5.438 ACRES LESS & EXCEPT THAT PPTY DESC IN QC DEED RECORDED 12/13/2017 AS E# 3064348 BK 6910 PG 386 AS (PH 4 LOT 409) DESC AS FOLLOWS: PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00[°]36'39" W 1130.47 FT & S 89[°]23'21" E 1122.17 FT FR THE NW COR OF SD SEC 28; TH N 72[°]40'46" W 102.89 FT; TH N 11[°]04'18" E 85.65 FT; TH ALG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 5.50 FT, AN ARC LENGTH OF 8.79 FT, A DELTA ANGLE OF 91[°]35'22", A CHORD BEARING OF N

56^{51'59"} E, & A CHORD LENGTH OF 7.89 FT; TH S 77^{20'20"} E 84.46 FT; TH S 04^{07'05"} W 100.74 FT TO THE POB. CONT. 0.210 ACRES TOTAL ACREAGE 5.228 ACRES

Serial No. 13-018-0080

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00^{36'39"} W 854.28 FT & S 89^{23'21"} E 1246.32 FT FR THE NW COR OF SD SEC 28; TH E 245.75 FT, M/L, TO THE W LINE OF STAN COOK SUB PHASE 2 AMD AS SURVEYED; TH S 01^{22'05"} W 468.44 FT; TH S 85^{34'52"} W 268.33 FT; TH N 01^{16'53"} E 183.55 FT; TH N 04^{07'05"} E 100.74 FT; TH N 11^{32'42"} E 70.01 FT; TH N 03^{11'39"} E 136.61 FT TO THE POB. CONT. 2.853 ACRES

Serial No. 13-018-0081

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00^{36'39"} W 696.26 FT & S 89^{23'21"} E 691.77 FT FR THE NW COR OF SD SEC 28; TH N 03^{55'30"} E 291.60 FT; TH S 86^{00'06"} E 434.61 FT; TH S 89^{50'59"} E 100.85 FT; TH S 01^{20'50"} W 327.82 FT; TH N 88^{39'10"} W 112.04 FT; TH S 57^{40'43"} W 79.14 FT; TH N 85^{49'29"} W 193.76 FT; TH N 04^{10'30"} E 80.00 FT; TH N 85^{49'29"} W 180.83 FT TO THE POB. CONT. 4.163 ACRES

Serial No. 13-018-0082

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00^{36'39"} W 1130.47 FT & S 89^{23'21"} E 1122.17 FT FR THE NW COR OF SD SEC 28; TH N 72^{40'46"} W 102.89 FT; TH N 11^{04'18"} E 85.65 FT; TH ALG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 5.50 FT, AN ARC LENGTH OF 8.79 FT, A DELTA ANGLE OF 91^{35'22"}, A CHORD BEARING OF N 56^{51'59"} E, & A CHORD LENGTH OF 7.89 FT; TH S 77^{20'20"} E 84.46 FT; TH S 04^{07'05"} W 100.74 FT TO THE POB. CONT. 0.210 ACRES

Serial No. 13-018-0083