

Recording requested by:
Trappers Ridge Homeowners Association
5801 E Elkhorn Drive
Eden, UT 84310



W3295520

For recorder's use only

NOTICE OF REINVESTMENT FEE COVENANT (Trappers Ridge at Wolf Creek)

BE IT KNOWN TO ALL BUYERS, SELLERS, TITLE COMPANIES, AND ANY OTHER PARTIES (the “Notified Parties”) who either own, purchase, sell, or assist with the transfer of any real property located within the residential development commonly known as “Trappers Ridge at Wolf Creek” (the “Project”) that:

1. On December 14, 2018, the President and Secretary of the Association executed that certain “Amended and Restated Declaration of Covenants, Conditions and Restrictions for Trappers Ridge Homeowners Association,” which was recorded in the Weber County Recorder’s Office on December 17, 2018 as Entry No. 2957404 (the “Declaration”) so as to encumber the entire Project.

2. As provided under Utah Code Subsection 57-1-46 (“Reinvestment Fee Statute”), upon the transfer of real property, a reinvestment fee may be imposed in order to pay a portion of homeowner association administrative and maintenance expenses (“Reinvestment Fee”).

3. On August 23, 2023, the President and Secretary of the Association executed that certain document entitled “Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Trappers Ridge Homeowners Association” which was recorded in the Weber County Recorder’s Office on August 23, 2023, as Entry No. 3295519 (the “Second Amendment”).

4. The Second Amendment added to the Declaration a “Reinvestment Fee Covenant,” which requires the payment of a Reinvestment Fee to the Association upon the Transfer of any real property (i.e. any Dwelling) located within the Project.

5. The purpose of this Notice of Revised Reinvestment Fee Covenant (“Notice”) is to inform the Notified Parties that the amount of the Reinvestment Fee is 0.5% of the value of the real property (i.e. any Dwelling) that is transferred. As set forth under Subsection 10.8.3 of the Reinvestment Fee Covenant, any changes to the amount of the Reinvestment Fee, or the manner in which the Reinvestment Fee is to be calculated, must be approved by a Majority of the Owners.

6. For the purposes of calculating the Reinvestment Fee, the “value” of the Dwelling shall be the purchase price of the Dwelling, if any.

7. Upon the Transfer of any Dwelling, the Reinvestment Fee shall be delivered to the Association, either by the party conveying title to the Dwelling (the “**Transferor**”) or the party receiving title to the Dwelling (the “**Transferee**”), as agreed upon between the Transferor and Transferee under the terms and conditions of the purchase/sale agreement regarding Transfer of the Dwelling. The Reinvestment Fee must be delivered to the Association upon the completion of such Transfer, as evidenced by the recording of a deed evidencing the Transfer (“**Closing**”).

8. If, for any reason, the Transferor and Transferee fail to agree upon which party shall pay the Reinvestment Fee to the Association, or if for any reason the Reinvestment Fee is not received by the Association upon the Closing, the Transferee shall ultimately be responsible for paying the Reinvestment Fee to the Association. The Transferee’s obligation to pay the Reinvestment Fee shall be treated by the Association as an Assessment, including for collection purposes, as more particularly set forth under the Declaration.

9. The Association shall not levy or collect a Reinvestment Fee for any Transfer that is exempted by either the Reinvestment Fee Statute or the Reinvestment Fee Covenant.

10. As provided under the Reinvestment Fee Statute, the Reinvestment Fee may be used by the Association to pay for various items including common planning, facilities, infrastructure, open space, recreation amenities, and Association expenses. Accordingly, as set forth under *Section 10.8* of the Declaration, the Reinvestment Fee may be used to (A) pay the Association’s costs of administering and maintaining the Common Areas and Common Improvements, (B) pay Common Expenses and/or (C) maintain the Reserve Fund for the repair or replacement of Common Improvements and any other purposes as set forth under the Governing Documents.

11. The beneficiary under the Reinvestment Fee Covenant is the Association, to which the Reinvestment Fee is required to be delivered at:

Trappers Ridge Homeowners Association
5801 E Elkhorn Drive
Eden, UT 84310

12. Upon delivery of the Reinvestment Fee, the Association must be provided with the following information:

- a. Name, mailing address, phone number, and email address of the Transferee; and
- b. Name and address of the lender (mortgagee), if any.

13. The Reinvestment Fee Covenant shall burden the entire Project, which includes all of the real property described under Exhibit “A” to this Notice (the “**Property**”).

14. The burden of the Reinvestment Fee Covenant shall run with the land and to bind all successors in interest and assigns of any Dwelling. The existence of the Reinvestment Fee Covenant precludes the imposition of any additional reinvestment fee covenant on any portion of the Property. The Reinvestment Fee shall benefit the Dwelling by way of the Association’s use of the Reinvestment Fee to pay various Association expenses, or to fund and maintain the Reserve Fund, as described under Section 10, above.

15. Unless otherwise defined in this Notice, any capitalized terms used in this Notice shall be defined as set forth under the Declaration, as amended.

16. The Reinvestment Fee Covenant shall remain in full force and effect so long as the Declaration encumbers the Project.

Dated as of August 23, 2023

TRAPPERS RIDGE HOMEOWNERS ASSOCIATION, INC.,
a Utah nonprofit corporation

By: Don Stetzer
Name: Don Stetzer
Title: President

By:
Name: Alia Vilcikas
Title: Secretary

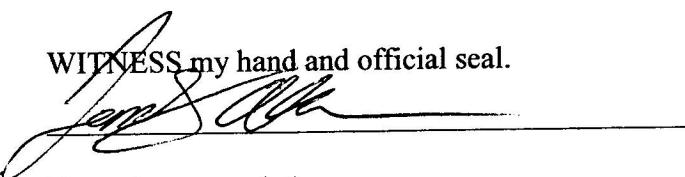
NOTARY ACKNOWLEDGMENTS

STATE OF UTAH)

)
COUNTY OF WEBER)

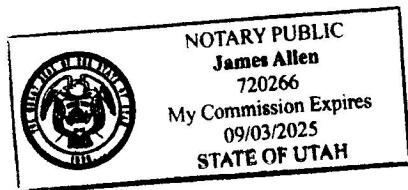
On this 23 day of ^{August} March, in the year 2023, before me James Allen a notary public, personally appeared Donald Stefanik, in his/her capacity as the President of Trappers Ridge Homeowners Association, Inc., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

WITNESS my hand and official seal.



Name (type or print)

James Allen

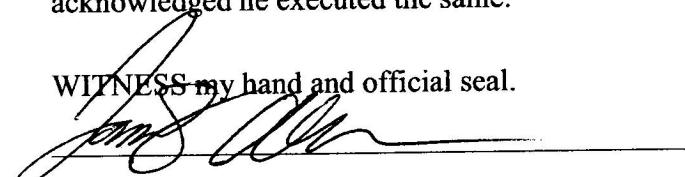


STATE OF UTAH)

)
COUNTY OF WEBER)

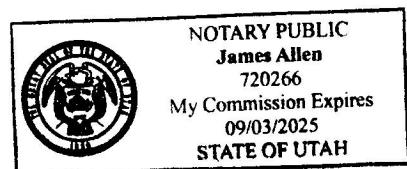
On this 23 day of ^{August} March, in the year 2023, before me James Allen a notary public, personally appeared Nilo Vilgiate, in his/her capacity as the Secretary of Trappers Ridge Homeowners Association, Inc., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

WITNESS my hand and official seal.



Name (type or print)

James Allen



My commission expires

09/03/2025

Notary Acknowledgment

EXHIBIT "A"
to
NOTICE OF REINVESTMENT FEE COVENANT
(Trappers Ridge at Wolf Creek)

Legal Description of Property

All of Lots 1 through 13 and all Common Area as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 1, which was recorded on October 30, 2002, as Entry No. 1885575 in Book 56 at Page 87 of the Official Records of the Recorder's Office of Weber County, State of Utah.

All of Lots 14 through 26 and the Club House and all Common Area as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 2, which was recorded on February 10, 2004, as Entry No. 2010626 in Book 59 at Page 24 of the Official Records of the Recorder's Office of Weber County, State of Utah.

All of Common Area C as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 2, 1st Amendment, which was recorded on October 11, 2019, as Entry No. 3009533 in Book 86 at Page 43 of the Official Records of the Recorder's Office of Weber County, State of Utah.

All of Lots 27 through 45 and all Common Area as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 3, which was recorded on August 18, 2004, as Entry No. 2050968 in Book 60 at Page 24 of the Official Records of the Recorder's Office of Weber County, State of Utah.

All of Lots 46 through 68 and all Common Area as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 4, which was recorded on April 28, 2005, as Entry No. 2099635 in Book 61 at Page 60 of the Official Records of the Recorder's Office of Weber County, State of Utah.

All of Lots 69, 71, 72, 73, 75 and 78, and Lots 80 through 109 and all of Common Areas J, K & L as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 5, which was recorded on August 10, 2005, as Entry No. 2121629 in Book 62 at Page 23 of the Official Records of the Recorder's Office of Weber County, State of Utah.

All of Lots 501 through 505 and all of Common Area S as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 5, 1st Amendment, which was recorded on September 23, 2020, as Entry No. 3087114 in Book 88 at Page 82 of the Official Records of the Recorder's Office of Weber County, State of Utah.

All of Lots 110 through 113, all of Lots 120 through 129 and all of Common Area M as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 6, which was recorded on July 17, 2006, as Entry No. 2194026 in Book 64 at Page 29 of the Official Records of the Recorder's Office of Weber County, State of Utah.

Exhibit "A"

Exhibit "A" (continued)

All of Lots 601 through 605 as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 6, 1st Amendment, which was recorded on September 23, 2020, as Entry No. 3087116 in Book 88 at Page 83 of the Official Records of the Recorder's Office of Weber County, State of Utah.

All of Lot 606 and all of Common Area U as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 6, 2nd Amendment, which was recorded on November 25, 2020, as Entry No. 3104691 in Book 89 at Page 41 of the Official Records of the Recorder's Office of Weber County, State of Utah.

All of Lots 130 through 134 and all of Common Area O as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 7A, which was recorded on July 14, 2020, as Entry No. 3068600 in Book 88 at Page 20 of the Official Records of the Recorder's Office of Weber County, State of Utah.

All of Lots 135 through 139 and all of Common Area P as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 7B, which was recorded on November 3, 2020, as Entry No. 3098522 in Book 89 at Page 13 of the Official Records of the Recorder's Office of Weber County, State of Utah.

Exhibit "A"

to
First Amendment to Amended and Restated
Declaration of Covenants, Conditions and Restrictions
for Trappers Ridge Homeowners Association

Legal Description

All of Lots 1 through 13 and all Common Area as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 1, which was recorded on October 30, 2002, as Entry No. 1885575 in Book 56 at Page 87 of the Official Records of the Recorder's Office of Weber County, State of Utah. *22-201-0001-0014 NT*

All of Lots 14 through 26 and the Club House and all Common Area as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 2, which was recorded on February 10, 2004, as Entry No. 2010626 in Book 59 at Page 24 of the Official Records of the Recorder's Office of Weber County, State of Utah. *22-212-0001-0014 NT*

All of Common Area C as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 2, 1st Amendment, which was recorded on October 11, 2019, as Entry No. 3009533 in Book 86 at Page 43 of the Official Records of the Recorder's Office of Weber County, State of Utah. *22-373-0001 NT*

All of Lots 27 through 45 and all Common Area as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 3, which was recorded on August 18, 2004, as Entry No. 2050968 in Book 60 at Page 24 of the Official Records of the Recorder's Office of Weber County, State of Utah. *22-217-0001-0020 NT*

All of Lots 46 through 68 and all Common Area as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 4, which was recorded on April 28, 2005, as Entry No. 2099635 in Book 61 at Page 60 of the Official Records of the Recorder's Office of Weber County, State of Utah. *22-232-0001-0024 NT*

All of Lots 69, 71, 72, 73, 75 and 78, and Lots 80 through 109 and all of Common Areas J, K & L as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 5, which was recorded on August 10, 2005, as Entry No. 2121629 in Book 62 at Page 23 of the Official Records of the Recorder's Office of Weber County, State of Utah. *22-239-0001, 0003-0005, 0007, 0010-0020 NT*

All of Lots 501 through 505 and all of Common Area S as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 5, 1st Amendment, which was recorded on September 23, 2020, as Entry No. 3087114 in Book 88 at Page 82 of the Official Records of the Recorder's Office of Weber County, State of Utah. *22-381-0001-0005 NT*

All of Lots 110 through 113, all of Lots 120 through 129 and all of Common Area M as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 6, which was recorded on July 17, 2006, as Entry No. 2194026 in Book 64 at Page 29 of the Official Records of the Recorder's Office of Weber County, State of Utah. *22-261-0001-0004 + 22-261-0001-0020 + 0022 NT*

Exhibit "A"

Exhibit "A" (continued)

All of Lots 601 through 605 as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 6, 1st Amendment, which was recorded on September 23, 2020, as Entry No. 3087116 in Book 88 at Page 83 of the Official Records of the Recorder's Office of Weber County, State of Utah.

22-382-0001-0005 M

All of Lot 606 and all of Common Area U as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 6, 2nd Amendment, which was recorded on November 25, 2020, as Entry No. 3104691 in Book 89 at Page 41 of the Official Records of the Recorder's Office of Weber County, State of Utah.

22-388-0001-0002 M

All of Lots 130 through 134 and all of Common Area O as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 7A, which was recorded on July 14, 2020, as Entry No. 3068600 in Book 88 at Page 20 of the Official Records of the Recorder's Office of Weber County, State of Utah.

22-377-0001-0004 M

All of Lots 135 through 139 and all of Common Area P as shown on Trappers Ridge at Wolf Creek P.R.U.D., Phase 7B, which was recorded on November 3, 2020, as Entry No. 3098522 in Book 89 at Page 13 of the Official Records of the Recorder's Office of Weber County, State of Utah.

22-385-0001-0006 M

Exhibit "A"