

WHEN RECORDED, MAIL TO:

Village at Plum Creek HOA
c/o CCI Law
577 S 150 E
Smithfield, Utah 84335



W3297316

E# 3297316 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
07-Sep-23 0434 PM FEE \$126.00 DEP SLI
REC FOR: HICKMAN LAND TITLE LOGAN
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE COVENANT VILLAGE AT PLUM CREEK HOA

Record against the following parcel numbers which identify certain lots and common areas described more fully in the attached **EXHIBIT A** -- Legal Description of the Property.

<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>
1	12-211-0001	16	12-278-0002	32	12-290-0006
2	12-211-0002	17	12-278-0003	33	12-290-0007
CA-P1	12-211-0003	18	12-278-0004	34	12-290-0008
3	12-212-0001	19	12-278-0005	35	12-290-0009
4	12-212-0002	20	12-278-0006	36	12-290-0010
5	12-212-0003	21	12-278-0007	37	12-290-0011
6	12-212-0004	22	12-278-0008	38	12-290-0012
7	12-212-0005	23	12-278-0009	39	12-290-0013
8	12-212-0006	24	12-278-0010	40	12-290-0014
9	12-212-0007	25	12-278-0011	41	12-290-0015
10	12-212-0008	26	12-278-0012	42	12-290-0016
CA-P2	12-212-0009	CA-P4	12-278-0013	43	12-290-0017
11	12-277-0001	CA-P4	12-278-0014	44	12-290-0018
12	12-277-0002	27	12-290-0001	45	12-290-0019
13	12-277-0003	28	12-290-0002	46	12-290-0020
14	12-277-0004	29	12-290-0003	CA-P5	12-290-0021
CA-P3	12-277-0005	30	12-290-0004	CA-P5	12-290-0022
15	12-278-0001	31	12-290-0005	--	--

*CA-P_n means Common Area for Phase *n* where the digit after the 'P' is the phase number.

NOTICE OF REINVESTMENT FEE COVENANT

VILLAGE AT PLUM CREEK HOA

Pursuant to the requirements of Utah Code § 57-1-46 (the "Code") and in conformance with UCA 16-6a-206, this Notice of Reinvestment Fee Covenant (the "Notice") satisfies the requirements of the Code and serves as record notice for that certain reinvestment fee covenant (the "Covenant") in the Bylaws for Village at Plum Creek HOA (the "Association"), a Utah nonprofit corporation located in Weber County, Utah, as recorded on the 7th day in the month of September in the year 2023 as Entry No. 3297287 in the recorder's office of Weber County, Utah (the "Declaration").

This notice supersedes that certain Notice of Reinvestment Fee Covenant that was recorded on March 7th, 2023, as Entry No. 3275352 in the recorder's office of Weber County, Utah.

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

1. The name and address of the beneficiary under the Covenant are the Village at Plum Creek HOA, 662 South Plum Creek Lane, Ogden, UT 84404. If and when this contact information becomes outdated, contact with the Association can 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 Covenant is intended to run with the land (i.e., the Property) and to bind successors in interest and assigns. The duration of the Covenant shall be ongoing until properly amended or eliminated, or until prohibited by operation of law.
3. As of the record date of this Notice, and as duly established by resolution of the Association's Board, an amount of 0.5% (1/2%) of the value (i.e., the purchase price) of a burdened property shall be charged. This amount shall be paid by the buyer of the burdened property unless otherwise agreed in writing by the buyer and the seller of the burdened property. This amount shall be in addition to any pro rata share of Association assessments due and adjusted at settlement. The existence of the Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of the amount required to be paid under the Covenant is to facilitate the maintenance of common areas, facilities, and/or Association expenses and improvements and is required to benefit the Property, including the burdened property.

Village at Plum Creek HOA

Signed: 
Randy Lubero, Board Member

Date: 16 Aug, 2023

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On the above-written date the above-named individual, proven by satisfactory evidence, did personally appear before me and, while under oath or affirmation, did say that he or she is a member of the board of the Village at Plum Creek HOA, is authorized by the Association to execute this Notice, and that the same is true and correct to the best of his or her own knowledge and belief.

(Seal) 



NOTARY PUBLIC SIGNATURE

EXHIBIT A
Legal Description of the Property

PHASE 1: All the real property shown on the plat entitled "VILLAGE AT PLUM CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT – PHASE 1," which plat was recorded in the Weber County, Utah, recorder's office on September 15, 2005, as entry no. 2129161, including Residential Lots 1-2 which are also known as parcel nos. 12-211-0001 – 0002.

PHASE 2: All the real property shown on the plat entitled "VILLAGE AT PLUM CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT – PHASE 2," which plat was recorded in the Weber County, Utah, recorder's office on September 15, 2005, as entry no. 2129162, including Residential Lots 6-10 which are also known as parcel nos. 12-212-0001 – 0008.

PHASE 3: All the real property shown on the plat entitled "VILLAGE AT PLUM CREEK P.R.U.D. – PHASE 3," which plat was recorded in the Weber County, Utah, recorder's office on March 17, 2020, as entry no. 3041408, including Units 11-14 which are also known as parcel nos. 12-277-0001 – 0004.

PHASE 4: All the real property shown on the plat entitled "VILLAGE AT PLUM CREEK P.R.U.D. – PHASE 4," which plat was recorded in the Weber County, Utah, recorder's office on June 3, 2020, as entry no. 3059137, including Units 15-26 which are also known as parcel nos. 12-278-0001 – 0012.

PHASE 5: All the real property shown on the plat entitled "VILLAGE AT PLUM CREEK P.R.U.D. – PHASE 5," which plat was recorded in the Weber County, Utah, recorder's office on June 6, 2022, as entry no. 3244625, including Units 27-46 which are also known as parcel nos. 12-290-0001 – 0020.

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