



\*W3330271\*

**WHEN RECORDED, RETURN TO:**

CW The Basin, LLC  
Attn: Legal Department  
610 N 800 W  
Centerville, UT 84014

E# 3330271 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
24-Jun-24 0252 PM FEE \$40.00 DEP SD  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I  
ELECTRONICALLY RECORDED

Affecting Parcel No(s): 20-191-0001 through 20-191-0011

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**NOTICE OF REINVESTMENT FEE COVENANT**

(The Basin)

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Pursuant to Utah Code Ann. § 57-1-46, The Basin Owners Association, Inc. (the “**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described on Exhibit A attached hereto (the “**Burdened Property**”). The Burdened Property is subject to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for The Basin recorded on December 16, 2022, in the office of the Weber County Recorder as Entry No. 3267166, and any amendment or supplements thereto (collectively, the “**Declaration**”). Section 5.12 of the Declaration provides that the Declarant, during the Declarant Control Period, may establish a reinvestment fee for the Burdened Property (the “**Reinvestment Fee Covenant**”).

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 the Declaration, unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46. In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

All definitions not defined herein shall be those used in the Declaration.

**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 Basin that:

1. The Project governed by the Association is an approved development of ten (10) units (each a “**Unit**”) and includes a commitment to fund, construct, develop, or maintain common area and facilities. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property and assist the Association in its commitments.
2. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

The Basin Owners Association, Inc.  
610 N 800 W  
Centerville, UT 84014

The Association's address may change from time to time. Any party making payment under the Reinvestment Fee Covenant should verify the most current address for the Association on file with the Utah Division of Corporations and/or the Utah Department of Commerce Homeowner Association Registry.

3. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns in perpetuity.

4. The existence of the Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.

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. The Reinvestment Fee may also be used to satisfy the Association's obligations under an agreement to reimburse the developer of the Burdened Property for common use investments. If such an agreement exists, a transferee may obtain a copy from the Association.

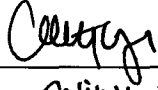
6. The amount of the Reinvestment Fee shall be established by the Association's Board of Directors or by the Declarant during periods of Declarant Control, subject to the applicable requirements of Utah Code § 57-1-46 (and as later amended). Unless otherwise determined by the Association's Board of Directors or by the Declarant during periods of Declarant Control, the amount of the Reinvestment Fee shall be Two-Thousand Five-Hundred Dollars (\$2,500.00).

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, on this 20 day of June, 2024, 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 Weber County Recorder.


**DECLARANT**

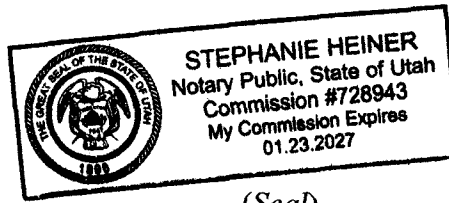
**CW The Basin, LLC,**  
a Utah limited liability company

By:   
Name: Colin H. Wright  
Its: Manager

STATE OF UTAH            )  
                                      §  
COUNTY OF DAVIS        )

On the 20 day of June, 2024, personally appeared before me Colin H. Wright who by me being duly sworn, did say that she / he is an Authorized Representative of CW The Basin, LLC, a Utah limited liability company, and that the foregoing instrument is signed on behalf of said limited liability company and executed with all necessary authority.

  
(Notary Public)



(Seal)

**EXHIBIT A**  
(Burdened Property)

Parcel Numbers 20-191-0001 through 20-191-0011 (for reference purposes only)

ALL OF LOTS 1 THROUGH 10, INCLUSIVE, ALL PRIVATE ACCESS EASEMENTS, THE NOW STORAGE EASEMENT AREA, AND ALL COMMON AREA CONTAINED WITH THE BASIN, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JULY 5, 2022. AS ENTRY NO. 3244387 IN THE OFFICE OF THE WEBER COUNTY RECORDER.