



W3372084

**First Amendment to the
Master Declaration of Covenants, Conditions, and Restrictions and
Reservation of Easements for
The Green Farm Master Planned Community**

This First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Green Farm Master Planned Community ("Amendment") is made and executed this 5 day of June, 2025, by Green Farm 2 Community, LLC, a Utah limited liability company ("Declarant").

RECITALS

A. The Project was made subject to certain covenants, conditions, and restrictions set forth in the "Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Green Farm Master Planned Community", as recorded on October 31, 2018 as Entry No. 2949910 of the official records of Weber County, Utah ("Master Declaration").

B. Article XV, Section 15.1(a) authorizes the Declarant to amend the Master Declaration.

C. The Declarant hereby amends the Master Declaration as set forth below.

D. Unless specifically modified herein, all remaining provisions of the Master Declaration shall remain in full force and effect.

E. In case of any conflict between the terms of this Amendment and the terms of the Master Declaration, the provisions of this Amendment shall control.

F. Unless otherwise provided in this Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Master Declaration.

G. This Amendment affects the real property made subject to the Master Declaration, including as outlined on Exhibit A, which exhibit is attached hereto and incorporated into this Amendment by reference, and shall be binding on all parties having or acquiring any right, title, or interest to the Project or any part thereof.

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AMENDMENT

Article IX of the Master Declaration is hereby amended to include the addition of the following Section 9.9:

9.9 **Reinvestment Fee Covenant.** A perpetual Reinvestment Fee Covenant is hereby established that obligates all Transferees of Lots to pay the Master Association, and/or applicable Neighborhood Association, a fee that benefits the Lot and Project. The Board shall have the right to establish the Reinvestment Fee assessment amount in accordance with this Section and Utah Code § 57-1-46. The following terms shall govern Reinvestment Fees:

- (a) Upon the occurrence of any sale, transfer, or conveyance of any Lot as reflected in the office of the Weber County Recorder, regardless of whether it is pursuant to the sale of the Lot or not (as applicable, a "Transfer"), the Person receiving title to the Lot (the "Transferee") shall pay to the Master Association a Reinvestment Fee.
- (b) The amount of the Reinvestment Fee shall be established by the Board.
- (c) The Master Association shall not levy or collect a Reinvestment Fee for any Transfer: (i) exempted under Utah Code § 57-1-46(8); (ii) made for estate planning purposes by a Lot's current Owner to a trust or other estate planning entity owned and controlled by the Owner as determined by the Board; (iii) made to the Association; or (iv) exempted elsewhere in this Section 9.9.
- (d) The Project is considered a "Large Master Planned Development" under Utah Code §57-1-46, and therefore is not limited in the amount that may be charged as a Reinvestment Fee.
- (e) All transfers of Lots from Declarant to a Declarant related Person shall be exempt from a Reinvestment Fee. The Declarant shall have the sole discretion to determine whether such Transferee is a related Person and if a Reinvestment Fee applies.
- (f) Declarant shall have the sole option to exempt the initial sale or Transfer of a Lot from Declarant, or an affiliate or successor of Declarant, to a third party from a Reinvestment Fee.
- (g) Declarant shall have the sole option to exempt Transfers of Lots from Declarant, or an affiliate or successor of Declarant, to a builder from a Reinvestment Fee. Any such builder exemption shall be in writing and signed by Declarant in order to be enforceable.
- (h) Neighborhood Associations shall have the right and discretion to establish a Reinvestment Fee assessment for their own benefit under the authority provided by this Reinvestment Fee Covenant. Neighborhood Associations shall have the right to record a separate and independent Notice of Reinvestment Fee Covenant that names the Neighborhood Association as

a beneficiary of the Reinvestment Fee. Neighborhood Associations are an intended third-party beneficiary of the rights set forth in this Reinvestment Fee Covenant and shall have all powers of collection and enforcement provided in this Declaration to enforce the payment of Reinvestment Fee assessments.

(i) The Reinvestment Fee shall be due and payable by the Transferee to the Master Association at the time of the Transfer giving rise to the payment of such Reinvestment Fee and shall be treated as a specific or individual assessment for collection purposes.

CERTIFICATION

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the date written above.

DECLARANT:

**Green Farm 2 Community, LLC, a Utah
limited liability company**

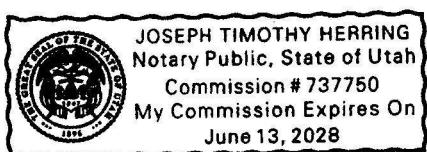
Bv:

Name: _____

Title: Manager

STATE OF UTAH)
:ss
COUNTY OF Weber)

On the 5 day of June, 2025, personally appeared before me, David Lowry, who by me being duly sworn, did say that he is an authorized representative of Green Farm 2 Community, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



~~Deary H~~
NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION
(Green Farm Master Planned Community)

EXHIBIT A

LEGAL DESCRIPTION

THE COURTYARD AT GREEN FARM ✓

All of Lots 1 through 27 and all Common Areas within The Courtyard at Green Farm, all according to the official plat on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

The Courtyard at Green Farm:

08-627-0001 through 08-627-0027, and 08-627-0029, and 08-627-0032 through 08-627-0033 ✓

THE COURTYARD AT GREEN FARM PHASE 2 & 3

All of Lots 501 through 559 and all Common Areas within The Courtyard at Green Farm Phases 2 & 3, all according to the official plat(s) on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

The Courtyard at Green Farm Phase 2: ✓

08-675-0001 through 08-675-0044, and 08-675-0046 through 08-675-0047, and 08-675-0050 through 08-675-0052

The Courtyard at Green Farm Phase 3: ✓

08-692-0001 through 08-692-0045, and 08-692-0047, through 08-692-0049

THE FIELDS AT GREEN FARM PHASE 1(A)

✓

All of Lots 101 through 129 and all Common Areas within the Fields at Green Farm Phase 1(A), all according to the official plat on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

The Fields at Green Farm Phase 1(A):

✓

08-604-0001 through 08-604-0029, and 08-604-0031, and 08-604-0033, and 08-604-0035 through 08-604-0036

THE FIELDS AT GREEN FARM PHASE 1(B)

✓

All of Lots 201 through 230 and all Common Areas within the Fields at Green Farm Phase 1(B), all according to the official plat on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

The Fields at Green Farm Phase 1(B):

✓

08-626-0001 through 08-626-0032

THE FIELDS AT GREEN FARM PHASE 3

✓

All of Lots 301 through 347 and all Common Areas within the Fields at Green Farm Phase 3, all according to the official plat on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

✓

The Fields at Green Farm Phase 3:

08-658-0001 through 08-658-0047, and 08-658-0049 through 08-658-0051

THE FIELDS AT GREEN FARM PHASE 4

✓
All of Lots 401 through 452 and all Common Areas within the Fields at Green Farm Phase 4, all according to the official plat on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

The Fields at Green Farm Phase 4: ✓

08-688-0001 through 08-688-0054

THE GROVE AT GREEN FARM PHASE 1

✓
All of Lots 1 through 26 and all Common Areas within The Grove at Green Farm Phase 1, all according to the official plat on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

The Grove at Green Farm Phase 1: ✓

08-617-0001 through 08-617-0027

THE GROVE AT GREEN FARM PHASE 2

✓
All of Lots 201 through 215 and all Common Areas within The Grove at Green Farm Phase 2, all according to the official plat on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

The Grove at Green Farm Phase 2: ✓

08-657-0001 through 08-657-0015, and 08-657-0017 through 08-657-0018

THE GROVE AT GREEN FARM PHASE 3

✓

All of Lots 301 through 326 and all Common Areas within The Grove at Green Farm Phase 3, all according to the official plat on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

✓

The Grove at Green Farm Phase 3:

08-686-0001 through 08-686-0026, and 08-686-0028 through 08-686-0033, and 08-686-0035 through 08-686-0038

THE MEADOWS AT GREEN FARM PHASE 1, 2, & 2 FIRST AMENDED

✓

All of Lots 401 through 456 and all Common Areas within The Meadows at Green Farm Phase 1, 2, & 2 First Amended, all according to the official plat(s) on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

The Meadows at Green Farm Phase 1:

✓

08-676-0001 through 08-676-0018

The Meadows at Green Farm Phase 2:

✓

08-689-0001 through 08-689-0013, and 08-689-0020 through 08-689-0033

The Meadows at Green Farm Phase 2, First Amended:

✓

08-701-0001 through 08-701-0006

THE VILLAGES AT GREEN FARM PHASE 1

All of Lots 101 through 140 and all Common Areas within The Villages at Green Farm Phase 1, all according to the official plat on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

The villages at Green Farm Phase 1:

✓

08-711-0001 through 08-711-0042

THE VILLAGES AT GREEN FARM PHASE 2

✓

All of Lots 201 through 254 and all Common Areas within The Villages at Green Farm Phase 2, all according to the official plat on file within the office of the Weber County Recorder and further described below.

PARCEL NUMBERS:

The villages at Green Farm Phase 2: ✓

08-716-0001 through 08-716-0055