

WHEN RECORDED RETURN TO:

Green Farm 2 Community, LLC
c/o Nilson Land Development
1740 Combe Rd. Suite 2
Ogden, UT 84403



W3372085

NOTICE OF REINVESTMENT FEE COVENANT

(The Green Farm Master Planned Community)

Pursuant to Utah Code § 57-1-46(6), The Green Farm Master Association, a Utah nonprofit corporation ("**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A ("**Burdened Property**"), attached hereto, which is subject to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Green Farm Master Planned Community recorded with the Weber County Recorder on October 31, 2018 as Entry No. 2949910, and any amendments or supplements thereto ("**Declaration**").

The Declaration authorizes the Association to charge a reinvestment fee ("Reinvestment Fee Covenant"). The Reinvestment Fee Covenant shall be administered in accordance with Utah Code §57-1-46 and requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee is required to pay a reinvestment fee as established by the Association's Board of Directors, unless the transfer falls within an exclusion or exemption listed in either Utah Code § 57-1-46(8) or in the Declaration. In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law. The reinvestment fee shall be paid in addition to any *pro rata* share of assessments due and adjusted at settlement. Contact the Association for the exact amount of the reinvestment fee.

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 Green Farm Master Planned Community** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:

The Green Farm Master Association**
12227 S Business Park Drive, Suite 100
Draper, UT 84020

disclosure@hoaliving.com

**** The contact information of the Association may be changed through the Utah HOA Registry.**

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

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

4. The duration of the Reinvestment Fee Covenant is perpetual, unless otherwise amended.

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; (h) charitable purposes; or (i) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

IN WITNESS WHEREOF, 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.

DATED this 5 day of June, 2025.

DECLARANT
GREEN FARM 2 COMMUNITY, LLC
a Utah limited liability company

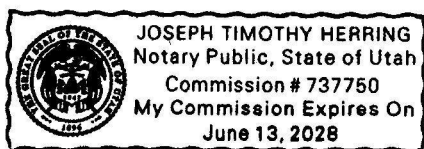
By: David Lowry

Name: DAVID Lowry

Its: 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 she/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.



[Signature]
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 08627-0033

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