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E# 3372830 PG 1 OF 5
B. Rahimzadegan, WEBER COUNTY RECORDER
11-Jun-25 0217 PM FEE \$160.00 DEP DA
REC FOR: HELGESEN HOUTZ & JONES
ELECTRONICALLY RECORDED

**THIRD AMENDMENT TO THE COMMUNITY DECLARATION FOR
THE
MEADOWS AT RIVERBEND HOMEOWNERS' ASSOCIATION, INC.**

This Third Amendment to the Community Declaration for the Meadows at Riverbend Homeowners' Association, Inc. ("Third Amendment") is made and approved by the members of The Meadows at Riverbend Homeowners Association, Inc. (the "Association") on the date shown below after being voted on and approved by the members of the Association.

RECITALS

WHEREAS, on or about June 28, 2012, a Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. ("Declaration") was recorded in the Weber County Recorder's Office as Entry No. 2583259; and

WHEREAS, on or about February 10, 2014, a First Supplemental Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. was recorded in the Weber County Recorder's Office as Entry No. 2674667; and

WHEREAS, on or about August 12, 2015, a Second Supplemental Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. was recorded in the Weber County Recorder's Office as Entry No. 2750737; and

WHEREAS, on or about November 7, 2019, an Amendment to the Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. was recorded in the Weber County Recorder's Office as Entry No. 3015009; and

WHEREAS, on or about March 14, 2023, a Second Amendment to the Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. was recorded in the Weber County Recorder's Office as Entry No. 3276342 (the "Second Amendment"); and

WHEREAS, the unit owners desire to repeal the Second Amendment, which previously addressed reinvestment fee issues, and amend the Declaration by adopting this Third Amendment;

NOW THEREFORE, the members of the Association hereby amend the Declaration, which is recorded against the real property located in Weber County, Utah, and more fully described on Exhibit "A" attached hereto. If there is any conflict between this Third Amendment and the Declaration, this Third Amendment shall control.

This Third Amendment shall become effective upon recording and shall be controlling in the event of a conflict between this Third Amendment and any provision in the Declaration or any amendment thereto. Unless defined in this Third Amendment, the capitalized terms used herein shall have the same meaning as defined in the Declaration. The Declaration is hereby amended as follows:

AMENDMENT

The statements contained in the above Recitals are hereby incorporated herein.

ARTICLE I REINVESTMENT FEE

- 1.1 **Adoption of Reinvestment Fee.** The Unit Owners hereby adopts a Reinvestment Fee. The amount of the Reinvestment Fee shall be 0.5% of the value of the Unit being sold. The Reinvestment Fee shall be paid by the purchaser of a Unit whenever a Unit is sold, transferred or conveyed to a new owner. By written resolution, the Board is authorized to increase or decrease the amount of the Reinvestment Fee, but in no event shall the Reinvestment Fee exceed the amount of 0.5% of the value of the Unit being sold.
- 1.2 **Changing the Reinvestment Fee.** If the Board determines that an increase or decrease in the amount of the Reinvestment Fee is justified, it shall file for record in the office of the Weber County Recorder an amendment to this Third Amendment, in the form of a Board Resolution, setting forth the amount of the new Reinvestment Fee. No vote of the entire Association membership shall be required to change the amount of the Reinvestment Fee.
- 1.3 **Runs with the Land.** The Reinvestment Fee and the covenant to pay the Reinvestment Fee runs with the property described in Exhibit "A," and is intended to bind successors in interest and assigns of the real property described in Exhibit "A," attached hereto.

- 1.4 **No Additional Reinvestment Fees.** The existence of this Reinvestment Fee precludes the imposition of an additional Reinvestment Fee on the property described in Exhibit "A," attached hereto.
- 1.5 **Duration.** The duration of the Reinvestment Fee covenant is for a period of 50 years.
- 1.6 **Purpose.** The purpose of the Reinvestment Fee required to be paid herein is for the use and improvement of the common areas and facilities and is required to benefit the common area property appurtenant to the units described in Exhibit "A," attached hereto, and to pay for association expenses as defined in UCA 57-1-46.
- 1.7 **Exceptions.** The Reinvestment Fee shall not be enforced in the following circumstances or situations:
- a) an involuntary transfer;
 - b) a transfer that results from a court order;
 - c) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity;
 - d) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or
 - e) the transfer of burdened property by a financial institution, except, a financial institution shall be required to pay the Association's costs directly related to the transfer of the burdened property in an amount of \$250.

ARTICLE II REPEAL OF SECOND AMENDMENT

- 2.1 **Repeal.** The Second Amendment, which previously address Reinvestment Fees within the Meadows at Riverbend subdivision, is hereby repealed in its entirety, and shall no longer be binding on the Members of the Association or any Unit Owner.

[Certification on Next Page]

CERTIFICATION

It is hereby certified that this Third Amendment has been voted on and approved by Members of the Association representing at least two-thirds (2/3) of the votes represented by the Members present in person at a duly constituted meeting of the Members.

IN WITNESS WHEREOF, this 28 day of MAY, 2025.

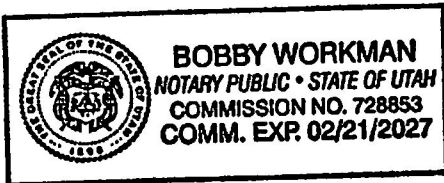
The Meadows at Riverbend Homeowners Association, Inc.

By [Signature]
President

By [Signature]
Secretary

STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

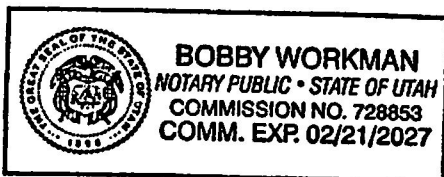
On this 28 day of May, 2025, personally appeared before me, Don Spiesman, who, being by me duly sworn, did say that (s)he is President of The Meadows at Riverbend Homeowners Association, Inc. and that the within and foregoing document was signed as an officer of the Association and in behalf of said Association and (s)he duly acknowledged to me (s)he executed the same.



[Signature]
Notary Public

STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

On this 28 day of May, 2025, personally appeared before me, Paul Gaggi, who, being by me duly sworn, did say that (s)he is Secretary Paul Gaggi President of The Meadows at Riverbend Homeowners Association, Inc. and that the within and foregoing document was signed as an officer of the Association and in behalf of said Association and (s)he duly acknowledged to me (s)he executed the same.



[Signature]
Notary Public

EXHIBIT "A"

Legal Description

PHASE 1

Units 1 through 15, and common area, the Meadows at River Bend Phase 1, according to the official plat thereof, as recorded in the office of the Weber County Recorder.

Tax I.D. No. 03-046-0001 - 0016 **SW** ds

PHASE 2

Units 16 through 34, and common area, the Meadows at River Bend Phase 2, according to the official plat thereof, as recorded in the office of the Weber County Recorder.

Tax I.D. Nos. 03-047-0001 -0020 **SW**

PHASE 3

Units 35 through 46, and common area, the Meadows at River Bend Phase 3, according to the official plat thereof, as recorded in the office of the Weber County Recorder.

Tax I.D. No. 03-052-0001 - 0013 **SW**

PHASE 4

Units 47 through 66, and common area, the Meadows at River Bend Phase 4, according to the official plat thereof, as recorded in the office of the Weber County Recorder.

Tax I.D. No. 03-053-0001 - 0020 and 03-053-0022 **SW** ds