

Office of the Davis County Recorder

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/19/2021 01:41 PM
FEE \$136.00 Pgs: 4
DEP RT REC'D FOR EDGEWATER PARK HC
A



Davis
COUNTY

Continued...

RETURNED
APR 19 2021

Recorder
Richard T. Maughan
Chief Deputy
Laile H. Lomax

THE UNDERLYING DOCUMENT ATTACHED HERETO IS AN ORIGINAL DOCUMENT SUBMITTED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH. THE DOCUMENT HAS INSUFFICIENT MARGIN SPACE FOR THE REQUIRED RECORDING ENDORSMENT STAMP. THIS PAGE BECOMES THE FRONT PAGE OF THE DOCUMENT FOR RECORDING PURPOSES.

THE DOCUMENT HEREIN RECORDED IS A Notice of Reinvestment Fee
(Document Type)

Tax Serial Number(s)

15-055-0101 thru 0130
15-055-0132 thru 0134
15-056-0201 thru 0225

NOTICE OF REINVESTMENT FEE COVENANT
(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46 (2010), this instrument is a notice of reinvestment fee covenant ("Notice") that satisfies the requirements of Utah Code Ann. § 57-1-46 (6) (2010). This Notice serves as notice of a reinvestment fee covenant (the "Reinvestment Fee Covenant") that was recorded on this property previously.

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

1. The name and address of the beneficiary under the above referenced reinvestment fee covenant is the Edgewater Park Homeowners Association ("Association"). The current property manager for the Association is Advanced Community Services, LLC, P.O. Box 179, Lehi, Utah 84043. Phone: (801) 641-1844. E-mail: info@acs-hoa.com. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 above referenced reinvestment fee covenant is intended to run with the land contained in Exhibit A; along with any expansions to the subdivision that may be added, and to bind successors in interest and assigns. The duration of the above referenced reinvestment fee covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such reinvestment fee covenant after the vote and approval of sixty-six and two thirds percent (66.66%) of all votes of the membership of the Association or as amended by the Declarant.
3. As of the date of this Notice and subject to increase from time to time, at settlement for each unit, an amount equal to \$500, unless another amount is approved by the association's board of directors or management committee, shall be paid to the Association. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. However, the existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the maintenance of the common property and the association.

DATE: 4.13, 2021

The Edgewater Park Homeowners Association

By: [Signature]

Name: DAVID VITEK

STATE OF UTAH)
 :SS
DAVIS COUNTY)

David Vitek, personally appeared and acknowledged that he has knowledge of the facts set forth in the Notice and that he believes that all statements made in this Notice are true and correct.

Subscribed and sworn to before me on April 13th, 20 21.

[Signature]
Notary Public

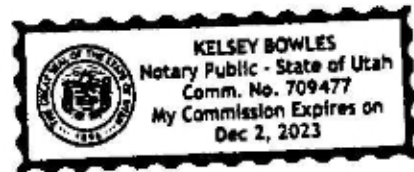


EXHIBIT A: DESCRIPTION OF PROPERTY

Lots:

Lots 101 through 130, inclusive,

Edgewater Park Phase 1 Subdivision
recorded in the records of the Davis County Recorder's Office,
Davis County, Utah, on January 27, 2021 at Entry No. 3341511; and

Lots 201 through 221, inclusive,

Edgewater Park Phase 2 Subdivision
recorded in the records of the Davis County Recorder's Office,
Davis County, Utah, on January 27, 2021 at Entry No. 3341512

Common Area:

Parcels C, D, and E, inclusive,

Edgewater Park Phase 1 Subdivision
recorded in the records of the Davis County Recorder's Office,
Davis County, Utah, on January 27, 2021 at Entry No. 3341511

Parcels B, C, D, and E, inclusive,

Edgewater Park Phase 2 Subdivision
recorded in the records of the Davis County Recorder's Office,
Davis County, Utah, on January 27, 2021 at Entry No. 3341512

Additional property, including the property identified on *Exhibit B*, may be annexed to this Declaration from time to time in accordance with Article XI, Section 11.4 hereof.