# Office of the Davis County Recorder



Commercial Trans

Recorder Richard T. Maughan Chief Deputy Laile H. Lomax E 3373282 8 7741 P 1947-1950
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/19/2021 01:41 PM
FEE \$136.00 Pps: 4
DEP RT REC'D FOR EDGEWATER PARK HO

RETURNED APR 19 2021

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 Reinvestwent Fee Covenant (Document Type)

Tax Serial Number(s)

15-055-0101 thru 0130 15-055-0132 thru 0134 15-054-0201 thru 0225

### 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 reinvestment fee covenant ("Covenant") that satisfies the requirements of Utah Code Ann. § 57-1-46 (2010).

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

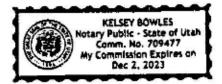
- 1. The name and address of the beneficiary under the above referenced reinvestment fee covenant is the Edgewater Park Homeowners Association ("Association"). The current property manager for the Association is Advanced Community Services, LLC, P.O. Box 179, Lehi, Utah 84043. Phone: (801) 641-1844. 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 If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 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 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 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 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 or as amended by the Declarant.

DATE:	4.13	,, 2021	The Edgewater Park Homeowners Association  By:  Name:
STATE OF U	TAH	)	
DAVIS COUN		:ss )	

#### 3373282 BK 7741 PG 1949

facts set forth in the Notice and that he believes and correct.	ed and acknowledged that he s that all statements made in	
Subscribed and sworn to before me on	April 13th	, 20 <u>2 </u>

Klyng Bowler
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, <u>Section 11.4</u> hereof.