

**WHEN RECORDED RETURN TO:**

Shamrock Village, LLC  
14034 S. 145 E. Suite 204  
Draper, UT 84020

E 3446494 B 7916 P 293-295  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/30/2021 09:41 AM  
FEE \$74.00 Pgs: 3  
DEP RT REC'D FOR WOODS CROSS CITY

**NOTICE OF REINVESTMENT FEE COVENANT**

*016-442-0721 thru 0727* (Shamrock Village Phase 7) **D**

Pursuant to Utah Code § 57-1-46(6), the Shamrock Homeowners Association, Inc. ("**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, which is subject to the Declaration of Covenants, Conditions, and Restrictions for Shamrock Village recorded with the Davis County Recorder on June 26, 2018 as Entry No. 3101319, and any amendments or supplements thereto (the "**Declaration**").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by the Association's Board of Directors in accordance with Section 5.21 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1- 46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

**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 **Shamrock Village Subdivision** that:

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

Shamrock Homeowners Association, Inc.  
14034 S. 145 E. Suite 202  
Draper, UT 84020

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. The Association's members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.

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; or (h) 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 Davis County Recorder.

DATED this 14<sup>th</sup> day of December, 2021.

**DECLARANT**  
**SHAMROCK VILLAGE, LLC**  
a Utah limited liability company,

By: \_\_\_\_\_

Name: Nathan Shipp

Its: Manager

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF Salt Lake )

On the 14<sup>th</sup> day of December, 2021, personally appeared before me \_\_\_\_\_ who by me being duly sworn, did say that she/he is an authorized representative of Shamrock Village, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Gina Francom  
Notary Public



**EXHIBIT A**  
[Legal Description]

All of **SHAMROCK VILLAGE PHASE 7**, according to the official plat on file in the office of the Davis County Recorder.

Including Lots 701 through 727

More particularly described as:

A portion of the NE1/4 of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwesterly Corner of Lot 614, SHAMROCK VILLAGE PHASE 6 SUBDIVISION, according to the Official Plat thereof recorded September 1, 2020 as Entry No. 3288774 in Book 7587 of Plats at Page 567 in the Office of the Davis County Recorder, located N89°48'15"W 1,379.81 feet from the calculated position of the Northeast Corner of Section 34, T2S, R1W, SLB&M, said Northeast Corner being located N00°23'18"W along the Section line 2,629.07 feet from the East 1/4 Corner of said Section 34 (Basis of Bearing: S88°05'36"E between the East 1/4 Corner and Witness Corner to the Center 1/4 Corner of said Section 34); thence S28°09'19"W along said plat 1,130.24 feet to the Northeast Corner of Lot 425, SHAMROCK VILLAGE PHASE 4 SUBDIVISION, according to the Official Plat thereof recorded July 23, 2019 as Entry No. 3174425 in Book 7310 of Plats at Page 521 in the Office of the Davis County Recorder; thence along said plat the following three (3) courses: 1) N61°50'41"W 183.00 feet; 2) S28°09'19"W 28.62 feet; 3) N61°50'41"W 118.85 feet; thence N34°11'13"E 80.78 feet; thence N28°09'19"E 796.65 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 258.00 feet (radius bears: S08°16'54"W) a distance of 24.83 feet through a central angle of 05°30'55" Chord: S78°57'39"E 24.83 feet; thence N22°25'48"E 125.44 feet to the Southerly line of MOUNTAIN VIEW SUBDIVISION PHASE 3, according to the Official Plat thereof recorded November 30, 2007 as Entry No. 2324734 in Book 4419 of Plats at Page 2248 in the Office of the Davis County Recorder; thence S89°48'15"E along said plat 319.43 feet to the point of beginning.

Contains: 7.12 acres+/-

\*\*\* Parcel Numbers Have Not Been Assigned \*\*\*