

**WHEN RECORDED, RETURN TO:**  
CW SOUTH DAVIS ROSE, LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd., STE 6  
Centerville, UT 84014

Affecting Parcel Numbers: 08-677-0301 through 08-677-0357

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## NOTICE OF REINVESTMENT FEE COVENANT

(The Rose at Farmington Owners Association, Inc.)

Pursuant to Utah Code Ann. §57-1-46(6), The Rose at Farmington Owners Association, Inc. ("**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described on Exhibit A (the "**Burdened Property**"), attached hereto, which is subject to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for The Rose at Farmington Owners Association, Inc., recorded on October 27, 2021, in the office of the Davis County Recorder as Entry No.3430697, and any amendment or supplements thereto (collectively, 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 5.12 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code Ann. §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 Rose Planned Residential Unit Development that:

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

The Rose at Farmington Owners Association, Inc.  
1222 W. Legacy Crossing Blvd., STE 6  
Centerville, UT 84014

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 the 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.
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of the following, as applicable: (i) common planning, facilities, and infrastructure; (ii)

obligations arising from an environmental covenant; (iii) community programming; (iv) resort facilities; (v) open space; (vi) recreation amenities; (vii) common expenses of the Association; or (viii) funding Association reserves.

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

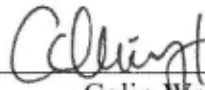
7. The amount of the Reinvestment Fee at the time of a transfer of a Lot for which a reinvestment fee is owed shall be by the Association's Board of Directors.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, on this 1st day of December, 2022, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association, to be effective upon recording with the Davis County Recorder.

**DECLARANT**

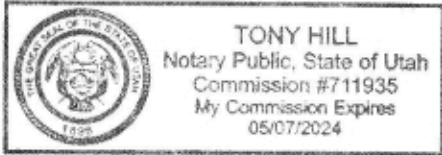
CW SOUTH DAVIS ROSE, LLC,  
a Delaware limited liability company

By:   
Name: Colin Wright  
Its: Authorized Person

STATE OF UTAH                    )  
  §  
COUNTY OF DAVIS            )

On the 1<sup>st</sup> day of December, 2022, personally appeared before me Colin Wright who by me being duly sworn, did say that he is an Authorized Person of CW South Davis Rose, LLC, a Delaware limited liability company, and that the foregoing instrument is signed by him on behalf of said limited liability company and executed with all necessary authority.

WITNESS MY HAND AND OFFICIAL SEAL



  
(Notary Public)

(Seal)

**EXHIBIT A**  
(Burdened Property)

ALL OF LOTS 301 THROUGH 350, INCLUSIVE, ALL PRIVATE ROADWAYS, ALL OPEN SPACE AREAS, AND THE ACCESS EASEMENT PARCEL CONTAINED WITHIN THE ROSE PLANNED RESIDENTIAL UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 23, 2022 AS ENTRY NO. 3478321 IN BOOK 8015 AT PAGE 180 IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

Parcel Numbers 08-677-0301 through 08-677-0357 (for reference purposes only).