

WHEN RECORDED, MAIL TO:

Layton Parke Estates Homeowners Association, Inc.  
c/o Castle Creek Homes, LLC  
1798 West 5150 South, #103  
Roy, Utah 84067

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**NOTICE OF REINVESTMENT FEE COVENANT**  
**LAYTON PARKE ESTATES HOMEOWNERS ASSOCIATION, INC.**

**PHASES 1-3**

**PHASE 1:** Lot Numbers 101-110, 113-121, and 123-156 (53 lots total) as shown on: (1) the plat entitled **LAYTON PARKE ESTATES PHASE 1** and recorded on February 6, 2019, as Entry No. 3142007 in the Davis County recorder's office, state of Utah; (2) the first amended plat entitled **LAYTON PARKE ESTATES PHASE 1 - FIRST AMENDED** and recorded on August 19, 2019, as Entry No. 3179801 in the Davis County recorder's office, state of Utah; (3) the second amended plat entitled **LAYTON PARKE ESTATES PHASE 1 - SECOND AMENDED** and recorded on October 21, 2020, as Entry No. 3306380 in the Davis County recorder's office, state of Utah; and (4) their corresponding Parcel Numbers:

<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>
101	11-844-0101	121	11-844-0121	141	11-844-0141
102	11-844-0102	<b>122</b>	<i>(no such lot)</i>	142	11-844-0142
103	11-844-0103	123	11-844-0123	143	11-844-0143
104	11-844-0104	124	11-844-0124	144	11-844-0144
105	11-844-0105	125	11-844-0125	145	11-844-0145
106	11-844-0106	126	11-844-0126	146	11-844-0146
107	11-844-0107	127	11-844-0127	147	11-844-0147
108	11-844-0108	128	11-844-0128	148	11-844-0148
109	11-844-0109	129	11-844-0129	149	11-844-0149
110	11-844-0110	130	11-844-0130	150	11-844-0150
<b>111</b>	<i>(no such lot)</i>	131	11-844-0131	151	11-844-0151
<b>112</b>	<i>(no such lot)</i>	132	11-844-0132	152	11-844-0152
113	11-844-0113	133	11-844-0133	153	11-844-0153
114	11-844-0114	134	11-844-0134	154	11-848-0154
115	11-844-0115	135	11-844-0135	155	11-871-0155
116	11-844-0116	136	11-844-0136	156	11-871-0156
117	11-844-0117	137	11-844-0137	<i>(end)</i>	
118	11-844-0118	138	11-844-0138		
119	11-844-0119	139	11-844-0139		
120	11-844-0120	140	11-844-0140		

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**PHASE 2:** Lot Numbers 201-254 (54 lots total) as shown on the plat entitled **LAYTON PARKE ESTATES PHASE 2** recorded on 11/15/23, 2023, as Entry No. 2494000 in the Davis County recorder's office, state of Utah, and their corresponding Parcel Numbers:

<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>
201	11-911-0201	221	11-911-0221	241	11-911-0241
202	11-911-0202	222	11-911-0222	242	11-911-0242
203	11-911-0203	223	11-911-0223	243	11-911-0243
204	11-911-0204	224	11-911-0224	244	11-911-0244
205	11-911-0205	225	11-911-0225	245	11-911-0245
206	11-911-0206	226	11-911-0226	246	11-911-0246
207	11-911-0207	227	11-911-0227	247	11-911-0247
208	11-911-0208	228	11-911-0228	248	11-911-0248
209	11-911-0209	229	11-911-0229	249	11-911-0249
210	11-911-0210	230	11-911-0230	250	11-911-0250
211	11-911-0211	231	11-911-0231	251	11-911-0251
212	11-911-0212	232	11-911-0232	252	11-911-0252
213	11-911-0213	233	11-911-0233	253	11-911-0253
214	11-911-0214	234	11-911-0234	254	11-911-0254
215	11-911-0215	235	11-911-0235		(end)
216	11-911-0216	236	11-911-0236		
217	11-911-0217	237	11-911-0237		
218	11-911-0218	238	11-911-0238		
219	11-911-0219	239	11-911-0239		
220	11-911-0220	240	11-911-0240		

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LAYTON PARKE ESTATES HOMEOWNERS ASSOCIATION, INC.**

**PHASES 1-3**

**PHASE 3:** Lot Numbers 301- 310 (10 lots total) as shown on the plat entitled **LAYTON PARKE ESTATES PHASE 3** and recorded on July 14, 2021, as Entry No. 3399850 in the Davis County recorder's office, state of Utah, and their corresponding Parcel Numbers:

<u>Lot No.</u>	<u>Parcel No.</u>
301	11-890-0301
302	11-890-0302
303	11-890-0303
304	11-890-0304
305	11-890-0305
306	11-890-0306
307	11-890-0307
308	11-890-0308
309	11-890-0309
310	11-890-0310

*(end)*

+++++ END +++++

## NOTICE OF REINVESTMENT FEE COVENANT LAYTON PARKE ESTATES HOMEOWNERS ASSOCIATION, INC.

### PHASES 1-3

Pursuant to the requirements of Utah Code § 57-1-46 (the "Code"), this Notice of Reinvestment Fee Covenant (the "Notice") satisfies the requirements of the Code and serves as record notice for that certain reinvestment fee covenant (the "Covenant") that was duly adopted in the Third Amendment (the "Amendment") to the Declaration of Protective Covenants for Layton Parke Estates (the "Declaration"), such Amendment recorded on the 14th day of the month of July, 2021, as Entry No. 3399851 against certain real property (the "Burdened Property") located in Davis County, Utah, described in **Exhibit A** attached hereto as well as in the Declaration as amended by the Amendment and as otherwise previously amended.

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

1. The name and address of the beneficiary under the Covenant is the Layton Parke Estates Homeowners Association, Inc. (a.k.a. Layton Parke Estates) (the "Association"), care of North HOA Management, 2723 S Hwy 89, Suite 1, Wellsville, Utah 84339. If and when this contact information becomes outdated, contact with the Association can be made through its registered agent of record. The current registered agent of the Association may be found through the Utah Department of Commerce, Division of Corporations.
2. The burden of the Covenant is intended to run with the land (i.e., the Burdened Property) and to bind successors in interest and assigns. The duration of the Covenant shall be on-going until properly amended or eliminated, or until prohibited by operation of law.
3. As of the record date of this Notice, and as duly establish by resolution of the Association's Board, an amount of Two Hundred Dollars (\$200.00 USD) shall be charged. This amount shall be paid by the buyer of any lot or parcel of the Burdened Property in accordance with Article 5.9(a) of the Association's Declaration of Protective Covenants. This amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Covenant precludes the imposition of an additional reinvestment fee covenant on the Burdened Property. The purpose of the amount required to be paid under the Covenant is to facilitate the maintenance of common areas, facilities, and/or Association expenses and improvements, and is required to benefit the Burdened Property.

**The Association:**

Signed: Leslie Harris  
Leslie Harris, Director, Layton Parke Estates Homeowners Association, Inc.

Date: 11/10/2024 <sup>LH</sup>, 2022

STATE OF UTAH                     )  
  Weber                     : ss  
COUNTY OF DAVIS               )

On the above-written date the above-named individual, proven by satisfactory evidence, did personally appear before me and, while under oath or affirmation, did say that she is a Director of Layton Parke Estates Homeowners Association, Inc., did say that she is authorized to execute this Notice on behalf of the Association, did voluntarily sign this document on behalf of the Association, and did acknowledge that the Association thereby executed the same

(Seal)



Joni Nielsen  
NOTARY PUBLIC SIGNATURE

**EXHIBIT A**  
**Description of Burdened Property**

**PHASE 1:** All of Lots 101-110, 113-121, and 123-156 (53 lots total), Layton Parke Estates Phase 1, Layton City, Davis County, Utah, as shown in the plat entitled Layton Parke Estates Phase 1 and recorded on February 6, 2019, as Entry No. 3142007 in the Davis County recorder's office, state of Utah, and as first amended as shown on the plat entitled Layton Parke Estates Phase 1 - First Amended recorded on August 19, 2019, as Entry No. 3179801 in the Davis County recorder's office, state of Utah, and as second amended as shown on the plat entitled Layton Parke Estates Phase 1 - Second Amended recorded on October 21, 2020, as Entry No. 3306380 in the Davis County recorder's office, state of Utah, the foregoing Lots also known as **Parcel Nos. 11-844-0101 – 0110, 0113 – 0121, 0123 – 0153; and 11-871-0154 – 0156.**<sup>1</sup>

**PHASE 2:** All of Lots 201-254 (54 lots total), Layton Parke Estates Phase 2, Layton City, Davis County, Utah, as shown on the plat entitled Layton Parke Estates Phase 2 recorded on August 23, 2022 as Entry No. 349411 in the Davis County recorder's office, state of Utah, the foregoing Lots also known as **Parcel Nos. 11-911-0201 – 0254.**

**PHASE 3:** All of Lots 301-310 (10 lots total), Layton Parke Estates Phase 3, Layton City, Davis County, Utah, as shown on the plat entitled Layton Parke Estates Phase 3 and recorded on July 14, 2021, as Entry No. 3399850 in the Davis County recorder's office, state of Utah, the foregoing Lots also known as **Parcel Nos. 11-890-0301 – 0310.**

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

<sup>1</sup> Note that the plat was first amended such that the Lot originally numbered 122-R was renumbered as Lot 154 and second amended such that Lots originally numbered 111 and 112 were renumbered as Lots 156 and 155 respectively, with lot numbers 111, 112, and 122-R no longer being used.