

When recorded return to:  
Smith Knowles, PLLC  
2225 Washington Blvd., Suite 200  
Ogden, Utah 84401

## COVER SHEET

for  
**NOTICE OF REINVESTMENT FEE COVENANT**

**Parcel Nos.:**

**Phase 1** - 12-594-0101 through 12-594-0140

**Phase 2** - Parcels 12-636-0201 through 12-636-0214 and 12-636-0216 through 12-636-0228  
(12-636-0228 NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR  
I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

**Phase 3** - 12-655-0301 through 12-655-0326

**Parcel A** - 12-594-0141

**Parcel B** - 12-594-0142

**Parcel C** - 12-594-0143

**Parcel D** - 12-594-0144 (NOTE, THE INFORMATION SHOWN ON THIS PARCEL NUMBER IS FOR  
REFERENCE PURPOSES ONLY AND THIS PARCEL IS NOT TO BE CONSTRUED AS A SEPARATELY  
TAXABLE PARCEL OF LAND.)

**Parcel E** - 12-594-0145

**Parcel F** - 12-594-0146

**Parcel G** - 12-594-0147

**Parcel H** - 12-594-0148

## NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant (“Notice”) that satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the “Reinvestment Fee Covenant”) that was duly approved and recorded on November 18 2024, as Entry No. 3595577 against the Property within the Second Amendment to the Declaration of Protective Covenants for Crystal Creek Phase 1 Subdivision (“Declaration”).

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 Crystal Creek Phase 1 Homeowners Association, c/o Welch Randall Property Management, 5300 So. Adams Avenue Parkway, Ste #8, South Ogden, Utah 84405. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 Property, described in **Exhibit “A”**, 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, as provided in the Association’s governing documents.

3. Reinvestment Fee Covenant. A one-time reinvestment fee shall be paid to the Association when a change in ownership or transfer of a Unit occurs in the amount of one-half of one percent (0.005) of the gross sales price of a Unit (unless a lesser amount is established by Board from time to time). Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. 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 administration, maintenance, and operations of the Association’s Common Areas and facilities, and Association expenses.

DATED: November 18<sup>th</sup>, 2024.

CRYSTAL CREEK PHASE 1 HOMEOWNERS ASSOCIATION

  
\_\_\_\_\_  
Blake D. Johnson  
Attorney and Authorized Agent for  
*Crystal Creek Phase 1 Homeowners Association*

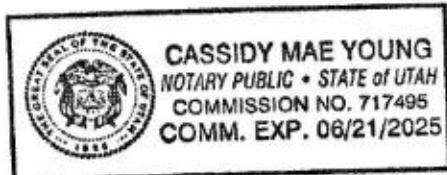
STATE OF UTAH )

; ss

COUNTY OF WEBER )

Blake D. Johnson, being first duly sworn, says that he is the attorney and authorized agent for Crystal Creek Phase 1 Homeowners Association is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.

  
\_\_\_\_\_  
Notary Public



**Exhibit "A"**

**PHASE 1:** Lots 101 through 140, Crystal Creek Phase 1 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcels 12-594-0101 through 12-594-0140

**PHASE 2:** Lots 201 through 226, Crystal Creek Phase 2 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcels 12-636-0201 through 12-636-0214  
and 12-636-0216 through 12-636-0228

(12-636-0228 NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

**PHASE 3:** Lots 301 through 326, Crystal Creek Phase 3 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcels 12-655-0301 through 12-655-0326

**Parcel A:** All of Parcel A, Crystal Creek Phase 1 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcel 12-594-0141

**Parcel B:** All of Parcel B, Crystal Creek Phase 1 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcel 12-594-0142

**Parcel C:** All of Parcel C, Crystal Creek Phase 1 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcel 12-594-0143

**Parcel D:** All of Parcel D, Crystal Creek Phase 1 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcel 12-594-0144 (NOTE, THE INFORMATION SHOWN ON THIS PARCEL NUMBER IS FOR REFERENCE PURPOSES ONLY AND THIS PARCEL IS NOT TO BE CONSTRUED AS A SEPARATELY TAXABLE PARCEL OF LAND.)

**Parcel E:** All of Parcel E, Crystal Creek Phase 1 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcel 12-594-0145

**Parcel F:** All of Parcel F, Crystal Creek Phase 1 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcel 12-594-0146

**Parcel G:** All of Parcel G, Crystal Creek Phase 1 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcel 12-594-0147

**Parcel H:** All of Parcel H, Crystal Creek Phase 1 Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Parcel 12-594-0148