

3595614
BK 8629 PG 1066

E 3595614 B 8629 P 1066-1070
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/18/2024 03:57:14 PM
FEE: \$214.00 Pgs: 5
DEP eCASH REC'D FOR: SMITH KNOWLES PC

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 If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 18th, 2024.

CRYSTAL CREEK PHASE 1 HOMEOWNERS ASSOCIATION



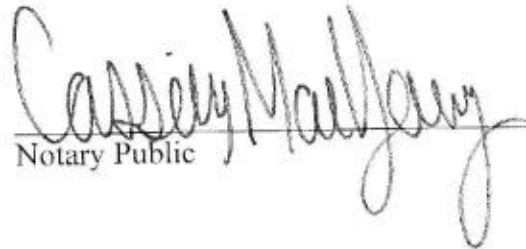
Blake D. Johnson
Attorney and Authorized Agent for
Crystal Creek Phase 1 Homeowners Association

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

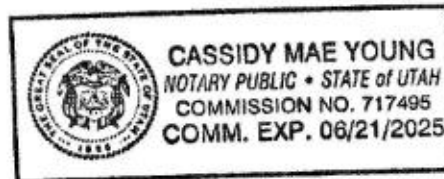


Exhibit "A"

PHASE 1: Lots 101 through 140, Crystral 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, Crystral 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, Crystral 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