

**Parcel Numbers:**

14-326-001 through 14-326-0070  
14-326-0072  
14-326-0073

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## NOTICE OF REINVESTMENT FEE COVENANT

### (Lake Point Village)

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Pursuant to Utah Code § 57-1-46(6), Lake Point Village Homeowners Association ("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 Lake Point Village recorded in the Office of the Davis County Recorder, 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 is required to pay a reinvestment fee, 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 **Lake Point Village** that:

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

Lake Point Village Homeowners Association  
c/o HOA Strategies  
265 N Main Street, Ste D-110  
Kaysville, UT 84037  
[info@hoastrategies.com](mailto:info@hoastrategies.com)  
385-988-0182

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 unless otherwise amended.

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) charitable purposes; or (h) common expenses of the Association, including funding Association reserves.

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

7. For the amount of the Reinvestment Fee owed, please contact the Association.

**IN WITNESS WHEREOF**, Lake Point Village Homeowners Association has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Davis County Recorder.

*[SIGNATURE ON FOLLOWING PAGE]*

DATED this 21<sup>st</sup> day of March, 2025.

**Lake Point Village Homeowners  
Association**  
a Utah Non-Profit Corporation

Signature: Julie Ladle  
Name: Julie Ladle  
Title: Attorney

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

On the 21 day of March, 2025, Julie Ladle [Name] personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of Lake Point Village Homeowners Association and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.



Kaitlyn / /  
\_\_\_\_\_  
Notary Public

## EXHIBIT A

### **Legal Description and Parcel Numbers**

All of Lake Point Village P.U.D. Subdivision plat as recorded in the Office of the Davis County Recorder, including Lots 1-70 and Common Area.

**Parcel Numbers:** 14-326-001 through 14-326-0070

14-326-0072 (Common Area)

14-326-0073 (Common Area)

(72 Total Parcels)