

RETURNED

MAR 27 2025

Parcel ID: 07-338-0001 thru 07-338-0023

E 3610671 B 8715 P 64-66  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
3/27/2025 9:04 AM  
FEE 66.00 Pgs: 3  
DEP IC REC'D FOR JACOB  
ANDERSON

**NOTICE OF REINVESTMENT FEE COVENANT**  
**BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES THAT:**

1. Stonebrook Farms Subdivision Homeowners Association, Inc. (the "Association" ("Association"), hereby provides notice that it has enacted a Reinvestment Fee Covenant. The Association's mailing address is: 12371 South 900 East, #200, Draper, UT 84020.
2. The burden of the reinvestment fee covenant is intended to run with the land described in Exhibit "A" attached hereto, and to bind successors in interest and assigns.
3. The existence of the reinvestment fee covenant supersedes any previous reinvestment fee covenants and precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The duration of the reinvestment fee covenant is perpetual.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is (a) to enable the Association to meet its obligations to cover costs related to the transfer of a lot upon which a home has been constructed, (b) for the use and improvement of the Stonebrook Farms common areas and facilities appurtenant to the lots, and (c) to pay for association expenses as defined in UCA 57-1-46.
6. The fee required to be paid under the reinvestment fee covenant is required to benefit the Stonebrook Farms common area and the owners thereof and on every sale of transfer of a Lot, in the amount of 0.1% of the gross sales price of the Property (the "Fee"). The Fee shall be paid to the Association.
7. Pursuant to Utah Code, the Reinvestment Fee Covenant may not be enforced upon: (a) an involuntary transfer; (b) a transfer that results from a court order; (c) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity; (d) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or (e) the transfer of burdened property by a financial institution, except to

the extent that the Reinvestment Fee Covenant requires the payment of a common interest association's costs directly related to the transfer of the burdened property.

IN WITNESS WHEREOF, the Association has executed and delivered this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Office of Recorder for Davis County, Utah.

By: Jacob Anderson  
Name: Jacob Anderson  
Its: Secretary

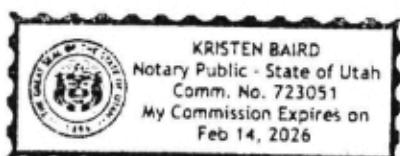
Date: March 27, 2025

#### ACKNOWLEDGMENT

STATE OF UTAH )  
 )  
COUNTY OF DAVIS )

On this 27<sup>th</sup> day of March, 2025, personally appeared before me, Jacob Anderson, in his capacity as the authorized representative of Stonebrook Farms Homeowners Association, Inc. who acknowledged before me that he executed the foregoing instrument on behalf of the corporation, and that said corporation executed the same.

WITNESS my hand and official Seal.



Kister Baird  
NOTARY PUBLIC

**Exhibit "A"**  
**Property Description**

The Units, Lots, and real property referred to in the foregoing NOTICE OF REINVESTMENT FEE COVENANT are located in Davis County, Utah and are described more particularly as follows:

Stonebrook Farms Conservation Subdivision Plat, Lots 1 through 21, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Davis County, Utah, and appurtenant common areas and facilities as shown thereon.