
NOTICE OF REINVESTMENT FEE COVENANT

(Residences at Holmes Creek – Phases 1, 2, 3, 4, and 5)

Pursuant to Utah Code §57-1-46(6), the Residences at Holmes Creek a Nonprofit Corporation, ("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 "Amended and Restated Enabling Declaration of Covenants, Conditions, and Restrictions of Residences at Holmes Creek Phases 1, 2, 3, 4, & 5" as recorded with the Davis County Recorder on September 30, 2016, as Entry No. 2970091, and any amendments or supplements thereto (the "Declaration").

The Declaration authorizes the Association to levy a reinvestment fee ("Reinvestment Fee Covenant"). The Reinvestment Fee Covenant shall be administered in accordance with Utah Code §57-1-46 and 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, pursuant to the terms of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8) or in the Declaration. 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 the **Residences at Holmes Creek – Phases 1, 2, 3, 4, and 5** that:

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

Residences at Holmes Creek a Nonprofit Corporation*
c/o Alliance Property Management
4655 S 1900 W, Suite #6
Roy, Utah 84067

info@apmutah.com

*The contact information of the beneficiary may change from time to time as updated on the Utah Department of Commerce Homeowner Association Registry.

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. Contact the Association for the exact amount of the reinvestment fee.

IN WITNESS WHEREOF, the Residences at Holmes Creek a Nonprofit Corporation, has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Davis County Recorder.

DATED this 4 day of April, 2025.

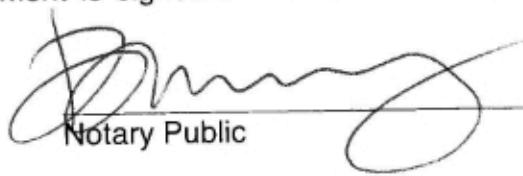
Residences at Holmes Creek a Nonprofit Corporation

By: J. Scott Justesen

Its: Director

STATE OF UTAH)
) ss.
COUNTY OF Davis)

On the 4 day of April, 2025, personally appeared before me J. Scott Justesen who by me being duly sworn, did say that she/he is an authorized representative of the Residences at Holmes Creek a Nonprofit Corporation, and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.


Notary Public

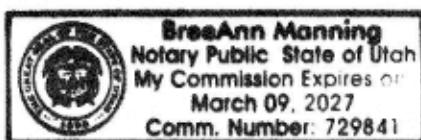


EXHIBIT A
Lot Legal Description and Parcel Number
(28 Lots)

All of the Lots at RESIDENCES AT HOLMES CREEK NO. 1 A PRUD

11-466-0001
11-466-0002
11-466-0003
11-466-0004
11-466-0005
11-466-0006
11-466-0007
11-466-0008
11-466-0009
11-466-0010

All of the Lots at RESIDENCES AT HOLMES CREEK NO. 2 A PRUD

11-467-0011
11-467-0012
11-467-0013
11-467-0014

All of the Lots at RESIDENCES AT HOLMES CREEK NO. 3 A PRUD

11-468-0015
11-468-0016
11-468-0017
11-468-0018

All of the Lots RESIDENCES AT HOLMES CREEK NO. 4 A PRUD

11-469-0019
11-469-0020
11-469-0021
11-469-0022
11-469-0023

All of the Lots at RESIDENCES AT HOLMES CREEK NO. 5 A PRUD

11-470-0024
11-470-0025
11-470-0026
11-470-0027
11-470-0028