

RETURNED

JAN 21 2026

WHEN RECORDED RETURN TO:  
Flint Acres LLC  
172 N East Promontory STE 275  
Farmington, UT 84025

E 3651479 B 8916 P 984-986  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
1/21/2026 2:47 PM  
FEE 114.00 Pgs: 3  
DEP AJH REC'D FOR FLINT  
ACRES LLC

15-189-0001 thru 0047

### NOTICE OF REINVESTMENT FEE COVENANT

(The Residences at Flint Acres Homeowners Association)

Pursuant to Utah Code § 57-1-46(6), The Residences at Flint Acres 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 Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements For the Residences At Flint Acres a Planned Unit Development, recorded in the Davis County Recorder's Office on January 21, 2026 as Entry No. 3651478, 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, other than the Declarant, is required to pay a reinvestment fee as established by the Association's Board of Directors in accordance with Section 5.20 of the Declaration, 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 **The Residences at Flint Acres** development that:

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

The Residences at Flint Acres Homeowners Association  
172 N. East Promontory, Suite 275  
Farmington, Utah 84025

And

Flint Acres, LLC  
172 N. East Promontory, Suite 275  
Farmington, Utah 84025

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. The Association's members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) a community park and trail system; (c) open space; (d) common expenses of the Association; or (e) funding Association reserves.
6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.
7. Please contact the Association for the amount of the Reinvestment Fee owed.

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

DATED this 20<sup>th</sup> day of January, 2026.

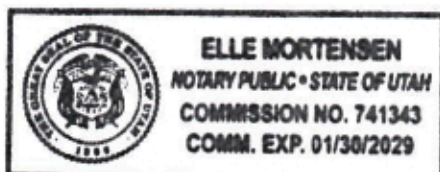
**DECLARANT**  
**Flint Acres LLC**  
a Utah limited liability company,

By: Greg Nelson  
Name: Greg Nelson

Its: Authorized Signer

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF DAVIS            )

On the 20 day of January, 2026, personally appeared before me Greg Nelson who by me being duly sworn, did say that she/he is an authorized representative of Flint Acres LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Elle Mortensen  
Notary Public

## EXHIBIT A LEGAL DESCRIPTION

All of **RESIDENCES AT FLINT ACRES SUBDIVISION PUD, LOTS 1 THRU 46**, according to the official plat thereof, recorded in the office of the Davis County Recorder.

More particularly described as:

### LOTS 1-14

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.49 FEET SOUTH 89°13'14" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, 653.59 FEET NORTH 0°17'56" EAST, 285.76 FEET NORTH 34°24'24" WEST AND 207.69 FEET NORTH 49°38'51" EAST FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH 49°38'51" EAST, 510.61 FEET; THENCE NORTH 50°12'15" EAST, 57.98 FEET; THENCE NORTH 48°31'15" EAST, 21.82 FEET; THENCE SOUTH 22°19'49" EAST, 102.75 FEET TO THE BEGINNING OF A 1,011.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 155.00 FEET, THROUGH A CENTRAL ANGLE OF 08°47'03" (CHORD BEARS SOUTH 51°30'48" WEST, 154.85 FEET); THENCE SOUTH 47°07'17" WEST, 342.21 FEET TO THE BEGINNING OF A 64.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 111.06 FEET, THROUGH A CENTRAL ANGLE OF 99°25'47" (CHORD BEARS NORTH 83°09'50" WEST, 97.64 FEET); THENCE NORTH 33°26'56" WEST, 36.52 FEET; TO THE POINT OF BEGINNING. PARCEL CONTAINS 56,521.95 SQ. FT. OR 1.298 ACRES, MORE OR LESS.

### LOTS 15-46

ALSO

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.49 FEET SOUTH 89°13'14" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, 653.59 FEET NORTH 0°17'56" EAST AND 131.45 FEET NORTH 34°24'24" WEST FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH 34°24'24" WEST, 154.31 FEET; THENCE NORTH 49°38'51" EAST, 152.29 FEET; THENCE SOUTH 33°26'56" EAST, 29.86 FEET TO THE BEGINNING OF A 119.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 206.51 FEET, THROUGH A CENTRAL ANGLE OF 99°25'47" (CHORD BEARS SOUTH 83°09'50" EAST, 181.56 FEET); THENCE NORTH 47°07'17" EAST, 342.21 FEET TO THE BEGINNING OF A 956.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 111.10 FEET, THROUGH A CENTRAL ANGLE OF 06°39'31" (CHORD BEARS NORTH 50°27'02" EAST, 111.04 FEET); THENCE SOUTH 22°19'49" EAST, 225.26 FEET; THENCE SOUTH 67°40'11" WEST, 40.18 FEET; THENCE SOUTH 22°19'49" EAST, 7.95 FEET; THENCE SOUTH 67°40'11" WEST, 663.14 FEET TO THE POINT OF BEGINNING.

TOTAL AREA 162,584 SQ. FT. OR 3.733 ACRES, MORE OR LESS.