

When Recorded Return To:

Visionary Homes 2022, LLC
50 E. 2500 N. #101
North Logan, UT 84341

NOTICE OF REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. §57-1-46, the lots within the North Point Owners Association, Inc. (the "Master Association"), as described in Exhibit "A" hereto, are subject to the *Declaration of Covenants, Conditions, and Restrictions for North Point*, recorded in the Box Elder County Recorder's Office as Entry No. 463960 on May 30, 2023, as amended from time to time thereafter. Included therein is a reinvestment fee covenant located in Section 5.21. The Master Association shall use the funds collected from the reinvestment fee to maintain, repair and/or replace the Common Areas and Facilities of the Master Association for the benefit of all Lots and Owners within the Master Association. The Master Association may hereafter adopt, by resolution, procedures for distributing the reinvestment fees to the sub-communities throughout the master communities. The reinvestment fee is perpetual, and runs with the land and binds all successors in interest and assigns, and precludes the imposition of any other reinvestment fee.

Pursuant to Utah Code Ann. §57-1-46(5), the reinvestment fee shall not exceed .5% of the value of the burdened property, and is to be paid directly to the Association by the purchaser / transferee of any Unit or Lot upon closing of any purchase, sale, or transfer, as follows:

Payee / Contact: North Point Owners Association, Inc.
50 E 2500 N
Logan, Utah 84341

Signed: Craig Winder

Print: Craig Winder

Position: Authorized Representative

STATE OF UTAH)
COUNTY OF Cache) ss.
)

I hereby swear that I did verify the identity of Craig Winder who did affirm that she / he is an authorized representative for the North Point Owners Association, Inc. and did execute this Notice of Reinvestment Fee Covenant in my presence on this 18 day of July, 2023.

Kaye Lucherini
NOTARY PUBLIC

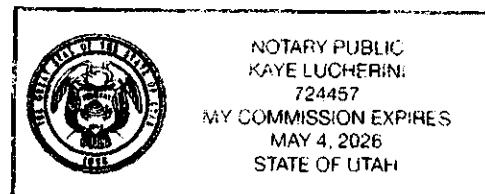


EXHIBIT A

Legal Description

That piece of property located at 909 N Main St., Brigham City, Utah 84302, identified as parcel no. 03-082-0142.

Otherwise known as:

A PART OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 500 WEST STREET AND AN EXISTING FENCE LINE LOCATED NORTH 01°11'34" WEST ALONG THE WEST LINE OF SAID SECTION 1963.96 FEET (NORTH 01°12'20" WEST 1963.07 FEET RECORD) AND NORTH 88°36'17" EAST 822.52 FEET (823.70 FEET RECORD) AND NORTH 00°14'38" EAST 827.68 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH 89°28'12" EAST ALONG SAID FENCE LINE 1918.85 FEET TO THE WEST RIGHT OF WAY LINE OF MAIN STREET; THENCE SOUTH 01°46'25" WEST 79.31 FEET; SOUTH 01°54'42" WEST 1137.27 FEET (SOUTH 02°29'09" WEST 1138.05 FEET HIGHWAY RECORD) TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 13; THENCE SOUTH 89°24'43" WEST ALONG SAID RIGHT OF WAY LINE 39.00 FEET; THENCE NORTH 02°36'04" EAST 72.69 FEET; THENCE SOUTH 89°24'43" WEST 142.60 FEET; THENCE NORTH 54°12'54" WEST 79.00 FEET; THENCE SOUTH 35°4'7"06" WEST 43.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 13; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES, NORTH 54°12'54" WEST 124.16 FEET; THENCE ALONG THE ARC OF A 10 CHORD SPIRAL CURVE TO THE LEFT, HAVING A RADIUS OF 1196.31 FEET, A DISTANCE OF 621.90 FEET, CHORD BEARS NORTH 67°54'28" WEST 619.51 FEET; THENCE NORTH 88°49'41" WEST ALONG THE CHORD OF A TRANSITION TO THE LEFT FROM SAID 10 CHORD SPIRAL CURVE 196.52 FEET; THENCE NORTH 01°23'43" WEST 40.43 FEET; THENCE NORTH 44°31'32" WEST 357.39 FEET; THENCE NORTH 46°56'21" WEST 306.00 FEET; THENCE SOUTH 66°28'49" WEST 66.01 FEET; THENCE SOUTH 27°49'53" WEST 181.55 FEET; THENCE NORTH 62°10'07" WEST 20.00 FEET; THENCE NORTH 27°49'53" EAST 175.29 FEET; THENCE NORTH 32°42'45" WEST 119.18 FEET; THENCE NORTH 89°45'22" WEST 120.00 FEET TO SAID EAST RIGHT OF WAY LINE OF 500 WEST STREET; THENCE NORTH 00°14'38" EAST ALONG SAID RIGHT OF WAY LINE 267.63 FEET TO THE POINT OF BEGINNING. SITUATE IN BOX ELDER COUNTY, STATE OF UTAH.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED DECEMBER 20, 2022, AS ENTRY NO. 459634, IN BOOK 1544, AT PAGE 361, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1426 PAGE 960 OF THE OFFICIAL RECORDS OF BOX ELDER COUNTY LOCATED IN THE SW. OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BRIGHAM CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR CORNER OF LOTS 6 & 7, PHASE 1, BRIGHAM WILLOW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER; THENCE NORTH 48°45'30" WEST 19.76 FEET TO A FENCE LINE; THENCE NORTH 28°14'30" EAST ALONG A FENCE LINE 111.53 FEET; THENCE SOUTH 78°36'30" EAST 19.21 FEET TO A REAR CORNER OF SAID LOT 6; THENCE SOUTH 27°49'53" WEST ALONG THE REAR LOT LINE OF SAID LOT 121.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED DECEMBER 20, 2022, AS ENTRY NO. 459633, IN BOOK 1544, AT PAGE 360, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1426 PAGE 960 OF THE OFFICIAL RECORDS OF BOX ELDER COUNTY LOCATED IN THE SW. OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BRIGHAM CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR CORNER OF LOTS 6 & 7, PHASE 1, BRIGHAM WILLOW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER; THENCE SOUTH 27°49'53" WEST 60.00 FEET ALONG THE REAR LINE OF LOT 6 TO ITS COMMON REAR CORNER WITH LOT 13; THENCE NORTH 62°10'07" WEST 19.68 FEET ALONG THE REAR LOT LINE OF SAID LOT 13 TO A FENCE LINE; THENCE NORTH 28°14'30" EAST ALONG A FENCE LINE 64.59 FEET; THENCE SOUTH 48°45'30" EAST 19.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED DECEMBER 20, 2022, AS ENTRY NO. 459632, IN BOOK 1544, AT PAGE 359, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1426 PAGE 960 OF THE OFFICIAL RECORDS OF BOX ELDER COUNTY LOCATED IN THE SW. OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BRIGHAM CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR CORNER OF LOTS 14 & 15, PHASE 1, BRIGHAM WILLOW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER; THENCE SOUTH 89°45'22" EAST 0.96 FEET TO A FENCE LINE; THENCE SOUTH 28°14'30" WEST ALONG A FENCE LINE 74.18 FEET TO THE REAR LINE OF LOT 13; THENCE NORTH 62°10'07" WEST ALONG SAID REAR LOT LINE 0.32 FEET TO THE REAR LOT LINE OF SAID LOT 14; THENCE NORTH 27°49'53" EAST ALONG SAID REAR LOT LINE 73.74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED DECEMBER 20, 2022, AS ENTRY NO. 459631, IN BOOK 1544, AT PAGE 358, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1426 PAGE 960 OF THE OFFICIAL RECORDS OF BOX ELDER COUNTY LOCATED IN THE SW. OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BRIGHAM CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR CORNER OF LOTS 14 & 15, PHASE 1, BRIGHAM WILLOW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER; THENCE NORTH 27°49'53" EAST 101.55 FEET ALONG THE REAR LOT LINE OF SAID LOT 15 TO ITS COMMON REAR CORNER WITH LOT 16; THENCE SOUTH 89°45'22" EAST 1.78 FEET TO A FENCE LINE; THENCE SOUTH 28°14'30" WEST ALONG A FENCE LINE 101.93 FEET; THENCE NORTH 89°45'22" WEST 0.96 FEET TO THE POINT OF BEGINNING.

The piece of property known as **North Point Subdivision Phase 2**, according to the official plat filed in the office of the Box Elder County Recorder.

Including all Limited Use Common Area, Common Area, Private Alley, and Private Parking Area.

More particularly described as:

A portion of the SW1/4 and the NW1/4 of Section 12, Township 9 North, Range 2 West, Salt Lake Base & Meridian, located in Brigham City, Utah, more particularly described as follows:

Beginning at a point on the easterly right-of-way of 500 West Street at the northwest corner of Lot 16, Phase 1, BRIGHAM WILLOWS Subdivision, according to the Official Plat thereof on file in the Office of the Box Elder County Recorder, as monumented and constructed, locate N1°13'56"W (plat: N1°11'34"W) along the Section line 2,545.21 feet and East 837.12 feet from the calculated position of the Southwest Corner of Section 12, T9N, R2W, S.L.B.& M.; thence N0°14'38"E along said lot 267.08 feet to the south line of CARDAMINE Subdivision, according to the Official Plat thereof on file in the Office of the Box Elder County Recorder; thence S89°31'04"E (plat: S89°27'41"E) along said Subdivision 580.51 feet; thence S0°28'45"W 3.15 feet; thence along the arc of a 70.00 foot radius curve to the left 8.92 feet through a central angle of 7°17'56" (chord: S3°10'13"E 8.91 feet); thence S6°49'11"E 76.35 feet; thence along the arc of a 14.00 foot radius curve to the left 20.19 feet through a central angle of 82°37'44" (chord: S48°08'11"E 18.49 feet); thence S10°10'58"E 61.06 feet; thence S89°28'12"E 421.86 feet; thence S1°12'10"W 403.77 feet; thence Southeasterly along the arc of a 1,110.00 foot radius non-tangent curve (radius bears: S5°06'21"W) to the right 219.52 feet through a central angle of 11°19'53" (chord: S79°13'43"E 219.17 feet); thence N17°12'38"E 100.00 feet; thence Southeasterly along the arc of a 1,210.00 foot radius non-tangent curve (radius bears: S16°30'01"W) to the right 290.01 feet through a central angle of 13°43'58" (chord: S66°38'00"E 289.32 feet); thence S60°03'00"E 37.65 feet; thence S43°20'00"E 62.04 feet; thence S6°39'51"W 94.00 feet; thence N58°03'37"W 80.49 feet; thence S29°09'20"W 152.64 feet; thence N58°25'31"W 27.82 feet; thence along the arc of a 1,013.00 foot radius curve to the left 46.14 feet through a central angle of 2°36'35" (chord: N59°43'49"W 46.14 feet); thence S30°58'49"W 139.91 feet to the northerly right-of-way line of Highway 13 (900 North); thence along said right-of-way the following 2 (two) courses and distances: Northwesterly along the arc of a 1,196.31 foot radius non-tangent curve (radius bears: S26°36'55"W) to the left 407.84 feet through a central angle of 19°31'59" (chord: N73°09'04"W 405.87 feet); thence S88°49'41"W 196.52 feet to the southeast corner of Parcel No. 03-082-0067; thence N1°23'43"W along said Parcel 40.43 feet; thence along said Parcel and the northeasterly line of said Phase 1 of BRIGHAM WILLOWS Subdivision the following 3 (three) courses and distances: N44°31'32"W 357.39 feet; thence N46°56'21"W 306.00 feet; thence S66°28'49"W 66.01 feet; thence N78°36'30"W 19.21 feet; thence N89°45'22"W 1.78 feet to the southeast corner of said Lot 16; thence along said lot the following 2 (two) courses and distances: N32°42'45"W 119.18 feet; thence N89°45'22"W 120.00 feet to the to the point of beginning.

Contains: 15.87 +/- acres

Parcel Numbers Not Yet Assigned.