

Recorded at the request of:  
The Crossings At Lake Creek  
Home Owners Association, Inc.

**Record against the Real Property  
described in Exhibit A**

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**NOTICE OF REINVESTMENT FEE COVENANT  
FOR  
THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION, INC.**  
(Pursuant to Utah Code § 57-1-46)

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Pursuant to Utah Code § 57-1-46, this Notice of Reinvestment Fee Covenant for The Crossings at Lake Creek Home Owners Association, Inc. (this “**Notice**”) provides notice that a reinvestment fee covenant (the “**Reinvestment Fee Covenant**”) affects the real property that is described in **Exhibit A** to this Notice. The Reinvestment Fee Covenant is set forth in Section 4.10 of the Amended Master Declaration of Covenants, Conditions and Restrictions (the “**Declaration**”) for The Crossings at Lake Creek planned residential development project (the “**Project**”), which Declaration was recorded with the Wasatch County Recorder’s office on February 27, 2015, as Entry Number 409447.

The Declaration (and any amendments and supplements thereto) amend previously recorded covenants, conditions, and restrictions for the Project. The Declaration (and any amendments and supplements thereto) further sets forth certain obligations of which all owners, sellers, and buyers should be aware. This Notice replaces and supersedes the previous notices of reinvestment fee covenant which were recorded with the County Recorder’s office on (i) March 31, 2011, as Entry Number 368069, and (ii) June 5, 2012, as Entry Number 379491.

**BE IT KNOWN TO ALL SELLERS, BUYERS, AND TITLE COMPANIES** either owning, purchasing or assisting with the closing of a property conveyance within the Project **THAT:**

1. The Crossings at Lake Creek Home Owners Association, Inc. (the “**Association**”) is the beneficiary of the Reinvestment Fee Covenant and payment of the reinvestment shall be paid to the Association. The current address for the Association’s principle office is 2940 W. Maple Loop Dr., Suite 102, Lehi, UT 84043. The Association’s registered agent is Advanced Community Services (the Association’s current community management company) which may be contacted at: 801-641-1844; P.O. Box 179, UT 84043.

The address of the Association and its registered agent, or other authorized representative, may change from time to time as updated by the Association with the Utah Division of Corporations and Commercial Code and the Utah Department of Commerce. Any party making payment of the Reinvestment Fee Covenant should verify the most current address for the Association on file with these divisions/departments of the state of Utah.

2. The Reinvestment Fee Covenant obligates the buyer or seller of real property within the Project to pay the Association a reinvestment fee upon and as a result of a transfer of the real property. The burden and obligation of the Reinvestment Fee Covenant is intended to: (i) run with all real property identified on Exhibit A; and (ii) bind successors in interest and assigns of each and every lot and lot owner within the Project. The duration of the Reinvestment Fee Covenant shall be in perpetuity unless and until the Association's members amend or terminate the Reinvestment Fee Covenant pursuant to the amendment provisions of the Declaration.

3. The Reinvestment Fee Covenant is required to, and does, benefit the burdened property as the purpose of reinvestment fee paid to the Association under the Reinvestment Fee Covenant includes payment for: (i) common planning, facilities, and infrastructure in the Project; (ii) obligations arising from any environmental covenant; (iii) community programming; (iv) open space; (v) recreational facilities and amenities; (vi) charitable purposes; and/or (vii) Association expenses as provided for in Utah Code § 57-1-46(1)(a).

4. Pursuant to Utah Code § 57-1-46(8), payment of the reinvestment fee may not be enforced upon: (i) an involuntary transfer; (ii) a transfer that results from a court order; (iii) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer of the burdened property, provides adequate proof of consanguinity; (iv) a transfer of change of interest due to death, whether provided in a will, trust, or decree of distribution; or (v) a transfer of the burdened property by a financial institution, except for the costs (not to exceed \$250.00) directly related to the transfer of the burdened property, as required by the Reinvestment Fee Covenant.

5. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property, unless otherwise provided by Utah law.

6. Association's Management Committee (or governing body) has the authority to establish the amount of the reinvestment fee, but such amount may not exceed one half of one percent (0.5%) of the value of the real property at the time of the transfer, which value of the real property includes the value of any residential dwelling and all other improvements on the real property subject to the Reinvestment Fee Covenant. The Association must be contacted to provide any seller, buyer, title company, or other third party with the amount of the reinvestment fee.

IN WITNESS WHEREOF, the Association has executed this Notice on the dates indicated below, which Notice is effective upon recording with the Wasatch County Recorder's office.

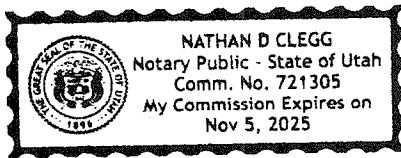
DATED this 8<sup>th</sup> day of March, 2022.

THE CROSSINGS AT LAKE CREEK  
HOME OWNERS ASSOCIATION, INC.,  
A Utah nonprofit corporation

By: Greg Tumulty  
Its: President

STATE OF UTAH )  
 ) : ss.  
County of Wasatch )

On the 8<sup>th</sup> day of March, 2022, personally appeared before me Gregory Tumulty, who being by me duly sworn, did say that he/she is the President of The Crossings at Lake Creek Home Owners Association, Inc. the authorized individual empowered to sign this Notice of Reinvestment Fee and that the Notice was signed on behalf of said Association and said person acknowledged to me that said Association authorized the execution of same.



Nathan D. Clegg  
Notary Public

## Exhibit A

### (Legal Description)

PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE CROSSINGS AT LAKE CREEK PHASE NO. 1 AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY #281252 BK 743 PG 598-657, SAID POINT BEING SOUTH 89°48'13" WEST, 6.69 FEET ALONG THE NORTH SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE BOUNDARY OF SAID CROSSINGS AT LAKE CREEK PHASE NO. 1 THE FOLLOWING FOURTEEN (14) COURSES: 1) SOUTH 00°10'58" WEST, 694.43 FEET; 2) SOUTH 00°03'02" WEST, 640.01 FEET; 3) SOUTH 88°44'46" EAST, 1037.75 FEET; 4) SOUTH 89°02'56" EAST, 436.10 FEET; 5) NORTH 89°41'24" EAST, 1198.84 FEET; 6) SOUTH 00°05'29" EAST, 370.26 FEET; 7) SOUTH 89°56'57" WEST, 1.19 FEET; 8) SOUTH 00°03'08" EAST, 454.36 FEET; 9) WEST, 203.73 FEET; 10) NORTH, 124.00 FEET; 11) WEST, 275.00 FEET; 12) SOUTH, 323.76 FEET; 13) SOUTH 56°57'01" WEST, 172.79 FEET; 14) WEST, 464.12 FEET TO A POINT ON THE BOUNDARY OF THE CROSSINGS AT LAKE CREEK PHASE NO. 14 SUBDIVISION AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY #331765 BK 959 PG 1922-1951; THENCE ALONG THE BOUNDARY LINE OF SAID THE CROSSINGS AT LAKE CREEK PHASE NO. 14 THE FOLLOWING FIVE THE FOLLOWING TWO (2) COURSES: 1) SOUTH, 843.13 FEET; 2) NORTH 89°40'02" WEST, 252.88 FEET; THENCE ALONG AND LEAVING SAID BOUNDARY LINE SOUTH 00°09'02" WEST, 679.23 FEET; THENCE SOUTH 89°49'53" EAST, 0.25 FEET TO THE NORTHWEST CORNER OF SAGE CREEK FARM AMENDED SUBDIVISION AS RECORDED IN THE WASATCH COUNTY RECORDERS OFFICE AS ENTRY #188181 BK 327 PG 116-125; THENCE FOLLOWING THE WEST BOUNDARY LINE OF SAID SAGE CREEK FARM AMENDED SUBDIVISION SOUTH 00°00'57" EAST, 653.90 FEET; THENCE SOUTH 89°43'06" WEST, 492.26 FEET; THENCE NORTH, 288.52 FEET; THENCE SOUTH 89°59'03" WEST, 407.61 FEET; THENCE NORTH, 289.82 FEET; THENCE NORTH 87°10'06" WEST, 60.19 FEET; THENCE SOUTH, 717.96 FEET; THENCE WEST, 689.89 FEET; THENCE NORTH 00°31'08" WEST, 258.08 FEET; THENCE NORTH 89°34'05" WEST, 583.76 FEET TO A POINT ON THE EAST BOUNDARY OF THE CROSSINGS AT LAKE CREEK PHASES 7A AND 8A AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY #317573 BK 935 PG 1360-1389; THENCE ALONG SAID BOUNDARY OF THE CROSSINGS AT LAKE CREEK PHASES 7A AND 8A THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 09°21'11" WEST, 1.70 FEET; 2) SOUTH, 348.82 FEET; 3) NORTH 89°48'40" WEST, 236.00 FEET; 4) SOUTH, 348.82 FEET; 5) NORTH 89°49'33" WEST, 965.70 FEET; 6) NORTH 02°38'40" EAST, 14.46 FEET; 7) 18.25 FEET ALONG A 174.96 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 00°20'37" WEST, 18.25 FEET); THENCE NORTH 89°49'30" WEST, 45.46 FEET; THENCE NORTH 08°25'00" WEST, 169.83 FEET; THENCE NORTH 11°47'00" EAST 171.00 FEET; THENCE NORTH 17°14'59" EAST, 293.72 FEET; THENCE SOUTH 66°30'26" EAST, 40.48 FEET; THENCE NORTH 23°29'34" EAST, 26.51 FEET; THENCE 93.50 FEET ALONG A 129.40 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 02°47'38" EAST, 91.48 FEET); THENCE NORTH 17°54'25" WEST, 162.12 FEET; THENCE 123.77 FEET

ALONG A 252.30 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 03°51'13" WEST, 122.53 FEET); THENCE NORTH 10°11'59" EAST, 276.19 FEET; THENCE SOUTH 89°56'33" EAST, 50.01 FEET; THENCE NORTH 00°09'09" EAST, 277.16 FEET; THENCE NORTH 13°53'24" EAST, 92.00 FEET; THENCE NORTH 76°09'17" WEST, 15.23 FEET; THENCE NORTH 17°11'51" EAST, 16.55 FEET; THENCE NORTH 19°01'35" EAST, 151.58 FEET; THENCE NORTH 03°06'46" EAST, 241.47 FEET; THENCE NORTH 08°12'05" EAST, 601.48 FEET; THENCE SOUTH 89°59'38" WEST 945.27 FEET; THENCE NORTH 0°38'45" EAST 620.17 FEET; THENCE SOUTH 89°50'51" EAST 777.27 FEET; THENCE NORTH 0°09'09" EAST 424.73 FEET; THENCE NORTH 89°58'01" EAST 1182.63 FEET TO A POINT ON THE BOUNDARY OF SAID CROSSINGS AT LAKE CREEK PHASE NO. 1; THENCE ALONG SAID BOUNDARY OF CROSSINGS AT LAKE CREEK PHASE NO. 1 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 00°10'01" WEST, 1555.10 FEET; 2) NORTH 00°02'03" WEST, 372.33 FEET; 3) SOUTH 87°14'44" EAST, 331.06 FEET; 4) THENCE 387.95 FEET ALONG A 1061.71 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 76°46'39" EAST, 385.80 FEET); 12) SOUTH 66°18'34" EAST, 15.90 FEET; 13) SOUTH 00°08'04" WEST, 226.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: 326.91± ACRES

LOTS 101 THROUGH 132 AND 135 THROUGH 147 THE CROSSINGS AT LAKE CREEK PHASE 1.

AMENDED LOTS 133, 134A and 134B THE CROSSINGS AT LAKE CREEK PHASE 1.

LOTS 401 THROUGH 426 THE CROSSINGS AT LAKE CREEK PHASE 4.

LOTS 701 THROUGH 710 and 801 THROUGH 835 THE CROSSINGS AT LAKE CREEK PHASE 7 A AND 8A.

LOTS 1301 THROUGH 1349 and 1401 AND 1409 THE CROSSINGS AT LAKE CREEK PHASE 14.

TOTAL LOTS 179.

## PARCEL NUMBERS

<u>Lots 101-132</u>	<u>Lots 135-147</u>	<u>Lots 133, 134A &amp; 134B</u>	<u>Lots 401-426</u>
00-0020-2835	00-0020-2869	00-0020-2867	00-0020-3758
00-0020-2836	00-0020-2870	00-0020-5414	00-0020-3759
00-0020-2837	00-0020-2871	00-0020-5415	00-0020-3760
00-0020-2838	00-0020-2872		00-0020-3761
00-0020-2839	00-0020-2873		00-0020-3762
00-0020-2840	00-0020-2874		00-0020-3763
00-0020-2841	00-0020-2875		00-0020-3764
00-0020-2842	00-0020-2876		00-0020-3765
00-0020-2843	00-0020-2877		00-0020-3766
00-0020-2844	00-0020-2878		00-0020-3767
00-0020-2845	00-0020-2879		00-0020-3768
00-0020-2846	00-0020-2880		00-0020-3769
00-0020-2847	00-0020-2881		00-0020-3770
00-0020-2848			00-0020-3771
00-0020-2849			00-0020-3772
00-0020-2850			00-0020-3773
00-0020-2851			00-0020-3774
00-0020-2852			00-0020-3775
00-0020-2853			00-0020-3776
00-0020-2854			00-0020-3777
00-0020-2855			00-0020-3778
00-0020-2856			00-0020-3779
00-0020-2857			00-0020-3780
00-0020-2858			00-0020-3781
00-0020-2859			00-0020-3782
00-0020-2860			00-0020-3783
00-0020-2861			
00-0020-2862			
00-0020-2863			
00-0020-2864			
00-0020-2865			
00-0020-2866			

<b><u>Lots 701-710 &amp; 801-835</u></b>	<b><u>Lots 1301-1349 &amp; 1401-1409</u></b>
00-0020-5875	00-0020-7692 00-0020-7739
00-0020-5876	00-0020-7693 00-0020-7740
00-0020-5877	00-0020-7694 00-0020-7741
00-0020-5878	00-0020-7695 00-0020-7742
00-0020-5879	00-0020-7696 00-0020-7743
00-0020-5880	00-0020-7697 00-0020-7744
00-0020-5881	00-0020-7698 00-0020-7745
00-0020-5882	00-0020-7699 00-0020-7746
00-0020-5883	00-0020-7700 00-0020-7747
00-0020-5884	00-0020-7701 00-0020-7748
00-0020-5885	00-0020-7702 00-0020-7749
00-0020-5886	00-0020-7703
00-0020-5887	00-0020-7704
00-0020-5888	00-0020-7705
00-0020-5889	00-0020-7706
00-0020-5890	00-0020-7707
00-0020-5891	00-0020-7708
00-0020-5892	00-0020-7709
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00-0020-5894	00-0020-7711
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00-0020-5911	00-0020-7728
00-0020-5912	00-0020-7729
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00-0020-5914	00-0020-7731
00-0020-5915	00-0020-7732
00-0020-5916	00-0020-7733
00-0020-5917	00-0020-7734
00-0020-5918	00-0020-7735
00-0020-5919	00-0020-7736
00-0020-5920	00-0020-7737
00-0020-5921	00-0020-7738