

WHEN RECORDED RETURN TO:

Visionary Homes 2020, LLC  
50 East 2500 North Ste. 101  
Logan, UT 84341



ENT 52399:2021 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Mar 19 3:07 pm FEE 178.00 BY CS  
RECORDED FOR VHD LLC

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**NOTICE OF REINVESTMENT FEE COVENANT**

(Fenn Farms)

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Pursuant to Utah Code § 57-1-46(6), the Archibald Estates Owners 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 Declaration of Covenants, Conditions, and Restrictions for The Estates at Fenn Farms recorded with the Utah County Recorder on March 19, 2021 as Entry No. 52398 2021, 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 5.19 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 Estates at Fenn Farms** that:

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

The Estates at Fenn Farms Owners Association  
50 E. 2500 N. Ste 101  
North Logan, UT 84341

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) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

**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 Utah County Recorder.

DATED this 28 day of January, 2021.

**DECLARANT**  
**VISIONARY HOMES 2020, LLC**  
 a Utah limited liability company,

By: [Signature]

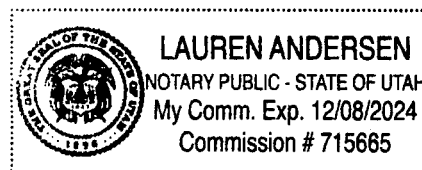
Name: Dallas Nicoll

Its: Manager

STATE OF UTAH                     )  
   ) ss.  
 COUNTY OF Cache             )

On the 28 day of January, 2021, personally appeared before me Dallas Nicoll who by me being duly sworn, did say that she/he is an authorized representative of Visionary Homes 2020, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]  
 Notary Public



**EXHIBIT A**  
[Legal Description]

All of **THE ESTATES AT FENN FARMS PLAT "A"**, according to the official plat filed in the office of the Utah County Recorder.

**Parcel Numbers:** \_\_\_\_\_ **through** \_\_\_\_\_

More particularly described as:

BEGINNING AT A POINT LOCATED SOUTH 00°24'14" WEST ALONG THE SECTION LINE 2523.79 FEET AND WEST 729.57 FEET FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 32.09 FEET (CHORD BEARS SOUTH 44°02'24" EAST 28.75 FEET) TO THE WESTERLY RIGHT-OF-WAY OF 570 WEST STREET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF 570 WEST STREET THE FOLLOWING FOUR (4) CALLS: SOUTH 01°55'12" WEST 160.27 FEET, SOUTH 02°48'55" WEST 122.35 FEET, SOUTH 01°46'45" WEST 289.15 FEET, SOUTH 00°44'34" WEST 230.53 FEET; THENCE NORTH 89°05'35" WEST 14.01 FEET; THENCE THENCE ALONG AN EXISTING FENCE LINE AND A BOUNDARY (FENCE) LINE AGREEMENT (ENTRY NUMBER 90530 YEAR 1996) AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE THE FOLLOWING TWO (2) CALLS: NORTH 89°05'35" WEST 489.89 FEET, SOUTH 01°04'35" WEST 234.78 FEET; THENCE NORTH 89°30'23" WEST ALONG AN EXISTING FENCE LINE AND FENCE LINE AGREEMENT (ENTRY NUMBER 48935 YEAR 2003) AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE 539.79 FEET TO THE EASTERLY PROPERTY LINE OF THE 700 WEST STREET CORRIDOR PRESERVATION DEDICATION AS RECORDED IN A WARRANTY DEED (ENTRY 56995 YEAR 2014) IN FAVOR OF AMERICAN FORK CITY; THENCE NORTH 01°10'30" EAST ALONG SAID EASTERLY PROPERTY LINE OF THE 700 WEST STREET CORRIDOR PRESERVATION DEDICATION 1248.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF 700 WEST STREET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF 700 WEST STREET THE FOLLOWING FOUR (4) CALLS: ALONG AN ARC OF A 1139.00 FOOT RADIUS CURVE TO THE LEFT 6.44 FEET (CHORD BEARS NORTH 04°53'30" WEST 6.44 FEET), NORTH 05°03'12" WEST 76.78 FEET, ALONG AN ARC OF A 1061.00 FOOT RADIUS CURVE TO THE RIGHT 108.75 FEET (CHORD BEARS NORTH 02°07'02" WEST 108.70 FEET), NORTH 00°49'09" EAST 20.30 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 89°24'00" EAST ALONG AN EXISTING FENCE LINE 269.41 FEET; THENCE SOUTH 89°40'03" EAST ALONG AN EXISTING FENCE LINE 286.68 FEET TO THE WESTERLY BOUNDARY LINE OF FENN ACRES SUBDIVISION PLAT "B"; THENCE SOUTH 01°10'30" WEST ALONG THE WESTERLY BOUNDARY LINE OF FENN ACRES PLAT "B" AND AN EXISTING FENCE LINE 386.98 FEET TO THE SOUTHERLY BOUNDARY OF FENN ACRES PLAT "B"; THENCE EAST ALONG SAID PLAT 482.28 FEET TO THE WESTERLY PROPERTY LINE OF 570 WEST STREET CORRIDOR PRESERVATION DEDICATION AS RECORDED IN A WARRANTY DEED (ENTRY 56995 YEAR 2014) IN FAVOR OF AMERICAN FORK CITY; THENCE SOUTH 00°44'34" WEST ALONG SAID WESTERLY PROPERTY LINE OF 570 WEST STREET CORRIDOR PRESERVATION DEDICATION 24.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 300 SOUTH STREET; THENCE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY 6.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING PARCEL NUMBER 13:043:0084, WHICH IS CURRENTLY IN FAVOR OF VEHA T. & MIKENZE MARIE SOUPHOM, WARRANTY DEED ENTRY 71284 YEAR 2020 AND TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS AS RECORDED IN THE UTAH COUNTY RECORDER OFFICE.

AREA = 1,196,143.24 SQUARE FEET / 27.46 ACRES.

THE BASIS OF BEARING IS BETWEEN THE NE CORNER TO THE E 1/4 CORNER OF SECTION 22, T5S, R1E, S.L.B. & M., WITH A BEARING OF SOUTH 00°24'14" WEST. NAD83 COORDINATE SYSTEM.

TOTAL NUMBER OF LOTS: 78