
NOTICE OF REINVESTMENT FEE COVENANT

(Stone Creek – Phases 1A, 1B, 2, 3, and 4)

Pursuant to Utah Code §57-1-46(6), the Stone Creek HOA, 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 Declaration of Covenants, Conditions, and Restrictions for Stone Creek" as recorded with the Wasatch County Recorder on April 23, 2025, as Entry No. 558630, 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 **Stone Creek – Phases 1A, 1B, 2, 3, and 4** that:

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

Stone Creek HOA *
c/o HOA Living
P.O. Box 5555
Draper, Utah 84020

disclosure@hoaliving.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 Stone Creek HOA, has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Wasatch County Recorder.

DATED this 29 day of March, 2025.

Stone Creek HOA, a nonprofit corporation

By: Thomas De Mars

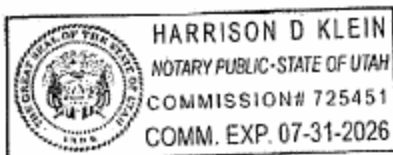
Its: President

STATE OF UTAH)

) ss.

COUNTY OF Wasatch)

On the 29 day of March, 2025, personally appeared before me Thomas De Mars who by me being duly sworn, did say that she/he is an authorized representative of the Stone Creek HOA, and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.



[Signature]
Notary Public

EXHIBIT A
LEGAL DESCRIPTION

All Lots as shown on the official plat maps recorded with the Wasatch County Recorder within the Stone Creek Phase 1A, Stone Creek Phase 1B, Stone Creek Phase 2 (Amended), Stone Creek Phase 3, and Stone Creek Phase 4 (including the Amendment to Phase 4).

Phase 1A Parcel Numbers (Lots 1 through 16)

- **00-0021-2545 through 00-0021-2561**

Phase 1B Parcel Numbers (Lots 17 through 37)

- **00-0021-2686 through 00-0021-2706**

Phase 2 (Amended) Parcel Numbers (Lots 38 through 59)

- **00-0021-3204 through 00-0021-3225**

Phase 3 Parcel Numbers (Lots 60 through 89)

- **00-0021-4528 through 00-0021-4557**

Phase 4 Parcel Numbers (Lots 90 through 123, including Lots 120A and 121A)

- **00-0021-5448 through 00-0021-5481**