

WHEN RECORDED RETURN TO:

Visionary Homes 2024, LLC
2427 North Main St.
Logan, UT 84341

NOTICE OF REINVESTMENT FEE COVENANT

(Sunrise Ranch Townhomes)

Pursuant to Utah Code § 57-1-46(6), the Sunrise Ranch Townhome 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 Sunrise Ranch Townhomes*, recorded in the Utah County Recorder’s Office on DECEMBER 26th, 2023 as Entry No. 82906, 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 **Sunrise Ranch Townhomes** development project that:

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

Sunrise Ranch Townhome Association
2427 North Main St.
Logan, UT 84341

The address of the beneficiary may change from time to time as updated on the Utah Department of Commerce Homeowner Associations 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. 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.

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 Utah County Recorder.

DATED this 21 day of December, 2023.

DECLARANT
VISIONARY HOMES 2024, LLC
 a Utah limited liability company,

By: 

Name: Craig Wilson

Its: Authorized Agent

STATE OF UTAH)
 COUNTY OF Cache) ss.

On the 21 day of December, 2023, personally appeared before me
Craig Wilson who by me being duly sworn, did say that she/he is
 an authorized representative of Visionary Homes 2024, LLC, and that the foregoing
 instrument is signed on behalf of said company and executed with all necessary authority.


 Notary Public

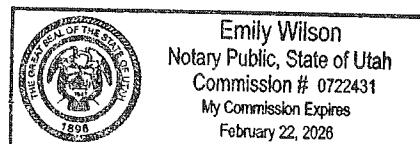


EXHIBIT A
LEGAL DESCRIPTION

All of **SUNRISE RANCH – PHASE O**, according to the official plat filed in the office of the Utah County Recorder on October 14, 2022, as Entry Number 109846:2022.

Including Lots 404 - 435 and Common Area

Parcel Numbers: 66:914:0404 through 66:914:0436

All of **SUNRISE RANCH – PHASE P**, according to the official plat filed in the office of the Utah County Recorder on October 14, 2022, as Entry Number 109847:2022.

Including Lots 356 - 403 and Common Area

Parcel Numbers: 66:915:0356 through 66:915:0404

All of **SUNRISE RANCH – PHASE Q**, according to the official plat filed in the office of the Utah County Recorder on October 14, 2022, as Entry Number 109848:2022.

Including Lots 332 - 355 and Common Area

Parcel Numbers: 66:916:0332 through 66:916:0356