

WHEN RECORDED RETURN TO:
Juniper Springs Townhomes, LLC
95 River Bend Way, Suite A
North Salt Lake, UT 84054

ENT 90026:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Sep 12 03:12 PM FEE 44.00 BY MA
RECORDED FOR Miller Harrison LLC
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE COVENANT

(Juniper Springs)

Pursuant to Utah Code § 57-1-46(6), the Juniper Springs 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 Juniper Springs recorded with the Utah County Recorder on September 12, 2019 as Entry No. 89885:2019, 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 **Juniper Springs** project that:

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

Juniper Springs Owners Association
95 River Bend Way, Suite A
North Salt Lake, UT 84054

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 11 day of September, 2019.

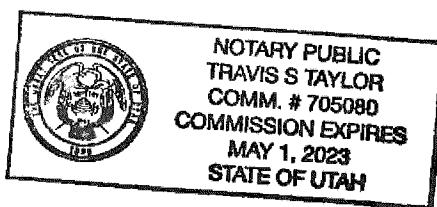
DECLARANT
JUNIPER SPRINGS TOWNHOMES, LLC
 a Utah limited liability company

By: Westates Companies, LLC, its Manager

By: S. T. Rowlan
 Stan T. Rowlan, its Manager

STATE OF UTAH)
 COUNTY OF Davis) ss.

On the 11 day of September, 2019, personally appeared before me Stan T. Rowlan who by me being duly sworn, did say that she/he is an authorized representative of Juniper Springs Townhomes, LLC and Westates Companies, LLC, and that the foregoing instrument is signed on behalf of said companies and executed with all necessary authority.



Notary Public:

EXHIBIT A

LEGAL DESCRIPTION

All of Juniper Springs Townhomes – Plat 1, according to the official plat on file in the office of the Utah County Recorder as Entry Number 74036:2019.

Including Lots 1 - 12

Parcel Numbers 43:270:0001 through 43:270:0015