



W3097216

E# 3097216 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
29-Oct-20 0215 PM FEE \$286.00 DEP PC
REC FOR: MILLER HARRISON LLC
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE COVENANT

(Stone Creek Canyon Phase 3)

Pursuant to Utah Code § 57-1-46(6), the Stone Creek Canyon Homeowners Association, Inc., a Utah 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 Protective Easements, Covenants, Conditions, and Restrictions for Stone Creek Canyon Phase 3*, as recorded with the Weber County Recorder on September 28, 2020, as Entry No. 3088104, 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 is required to pay a reinvestment fee, 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 **Stone Creek Canyon Phase 3** that:

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

Stone Creek Canyon Homeowners Association, Inc.
c/o Alliance Property Management
4655 South 1900 West, Suite #6
Roy, UT 84067

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. For the amount of the Reinvestment Fee owed, please contact the Association.

IN WITNESS WHEREOF, the Stone Creek Canyon Homeowners Association, Inc. has executed this Notice of Reinvestment Fee Covenant on the date set forth below, to be effective upon recording with the Weber County Recorder.

DATED this 1st day of October, 2020.

Stone Creek Canyon Homeowners Association, Inc.

a Utah Non-Profit Corporation

By: _____

Its: President

STATE OF UTAH)
) ss.
COUNTY OF Weber)

On the 1st day of October, 2020, personally appeared before me Rob Smith who by me being duly sworn, did say that she/he is an authorized representative of Stone Creek Canyon Homeowners Association, Inc. and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.

Kimberley A. Lee
Notary Public

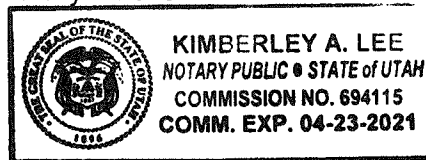


EXHIBIT A
Legal Description

Project Legal Description:

BEGINNING AT A POINT 1711.14 FEET NORTH 00 DEG 42' 44" EAST ALONG SECTION LINE 939.90 FEET AND SOUTH 89 DEG 36' 24" EAST FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00 DEG 42' 44" EAST 935.03 FEET; THENCE SOUTH 89 DEG 16' 32" EAST 680.89 FEET; THENCE SOUTH 00 DEG 34' 29" WEST 454.11 FEET TO THE WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 43 DEG 49' 14" WEST ALONG SAID WESTERLY LINE 656.76 FEET; THENCE NORTH 89 DEG 36' 24" WEST 233.17 FEET TO A POINT OF BEGINNING.

CONTAINS 529,041 SQ. FT. 12.15 ACRES

Lot Legal Descriptions and Parcel Numbers (131 Lots):

All units in **STONE CREEK CANYON PHASE 3 (PUD)**; including; **STONE CREEK CANYON PHASE 3 UNIT 16 1ST AMENDMENT (A PLANNED UNIT DEVELOPMENT)**; **STONE CREEK CANYON PHASE 3 (PUD) 2ND AMENDMENT**; **STONE CREEK CANYON PHASE 3 – 3RD AMENDMENT**:

Unit	Parcel No.	Unit	Parcel No.	Unit	Parcel No.
1A	084990001	9A	084990030	15D	084800025
1B	084990002	9B	084990031	15E	084800026
1C	084990003	9C	084990032	15F	084800027
1D	084990004	9D	084990033	16A	084840001
2A	085540001	10A	085540016	16B	084840002
2B	085540002	10B	085540017	16C	084840003
2C	085540003	10C	085540018	16D	084840004
2D	085540004	10D	085540019	16E	084840005
2E	085540005	10E	085540020	16F	084840006
3A	084990010	11A	085540021	17A	084990039
3B	084990011	11B	085540022	17B	084790050
4A	084990012	11C	085540023	17C	084790051
4B	084990013	11D	085540024	18A	084790052
4C	084990014	11E	085540025	18B	084790053
5A	085540006	12A	085540026	18C	084790054
5B	085540007	12B	085540027	18D	084790055

5C	085540008	12C	085540028	18E	084790056
5D	085540009	12D	085540029	18F	084790057
5E	085540010	12E	085540030	19A	084790058
6A	085540011	13A	085540031	19B	084790059
6B	085540012	13B	085540032	19C	084790060
6C	085540013	13C	085540033	19D	084790061
6D	085540014	13D	085540034	19E	084790062
6E	085540015	14A	085540035	19F	084790063
7A	084990025	14B	085540036	20A	084790064
7B	084990026	14C	085540037	20B	084790065
8A	084990027	15A	084800022	20C	084790066
8B	084990028	15B	084800023	20D	084790067
8C	084990029	15C	084800024	21A	085000018

Unit	Parcel No.	Unit	Parcel No.	Unit	Parcel No.
21B	085000019	25A	085540047	28D	084990052
21C	085000020	25B	085540048	29A	085540057
21D	085000021	25C	085540049	29B	085540058
22A	084800040	25D	085540050	29C	085540059
22B	084800041	25E	085540051	29D	085540060
22C	084800042	26A	085540052	29E	085540061
22D	084800043	26B	085540053	30A	084990058
22E	084800044	26C	085540054	30B	084990059
23A	085540038	26D	085540055	30C	084990060
23B	085540039	26E	085540056	30D	084990061
23C	085540040	27A	084990045	Common Area	084990062
23D	085540041	27B	084990046	Common Area	085540062
24A	085540042	27C	084990047		
24B	085540043	27D	084990048		
24C	085540044	28A	084990049		
24D	085540045	28B	084990050		
24E	085540046	28C	084990051		