



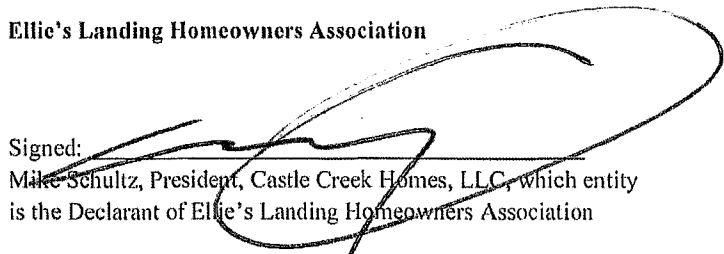
NOTICE OF REINVESTMENT FEE COVENANT

Effective March 3, 2021, and pursuant to the requirements of Utah Code § 57-1-46 (the “Code”), this Notice of Reinvestment Fee Covenant (the “Notice”) satisfies the requirements of the Code and serves as record notice for that certain reinvestment fee covenant (the “Covenant”) in the Declaration of Covenants, Conditions, Easements and Restrictions of Ellie’s Landing, a Townhome Community located in West Haven, Utah, as recorded in the Weber County Recorder’s Office (the “Declaration”).

BE IT KNOWN TO ALL BUYERS, SELLERS, AND TITLE COMPANIES that:

1. The name and address of the beneficiary under the Covenant is Ellie’s Landing Homeowners Association (the “Association”), 1798 West 5150 South, #103, Roy, Utah 84067. If and when this contact information becomes outdated, contact with the Association can be made through its registered agent. The current registered agent of the Association can be found through the Utah Department of Commerce, Division of Corporations.
2. The burden of the Covenant is intended to run with the land (i.e., the Property) and to bind successors in interest and assigns. The duration of the Covenant shall be on-going until properly amended or eliminated, or until prohibited by operation of law.
3. As of the record date of this Notice, the maximum amount allowed by law as it may change from time to time—that is, as of the date of this Notice, 0.5% (1/2%) of the value (i.e., the purchase price) of a burdened property—shall be charged. This amount shall be paid by the buyer of the burdened property unless otherwise agreed in writing by the buyer and the seller of the burdened property. This amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of the amount required to be paid under the Covenant is to facilitate the maintenance of common areas, facilities, and/or Association expenses and improvements, and is required to benefit the burdened property.

Ellie’s Landing Homeowners Association

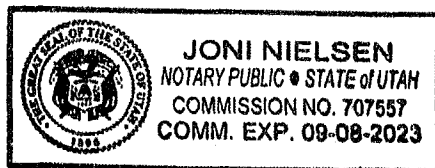
Signed: 
Mike Schultz, President, Castle Creek Homes, LLC, which entity
is the Declarant of Ellie’s Landing Homeowners Association

Date: 5/5, 2021

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On the above-written date the above-named individual, proven by satisfactory evidence, did personally appear before me and, while under oath or affirmation, did say that he is the President of Castle Creek Home, LLC, which entity is the Declarant of the Association, that he is authorized to execute this Notice, and that the Association hereby executed this Notice.

(Seal)




NOTARY PUBLIC SIGNATURE

EXHIBIT A
Legal Description of the Property

Units 1-84 of Ellie's Landing Townhomes 1st Amendment, West Haven, Weber County, Utah.
[Parcels 08-660-0001 – 08-660-0084]

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