

WHEN RECORDED, MAIL TO:

RIVERSTONE TOWNHOMES, LLC
246 SOUTH STATE STREET
MORGAN, UT, 84050

NOTICE OF REINVESTMENT FEE COVENANT

RIVERSTONE TOWNHOMES

RIVERSTONE TOWNHOMES PHASE 3:

<u>Unit No.</u>	<u>Parcel No.</u>
44	00-0089-4310
45	00-0089-4311
46	00-0089-4312
47	00-0089-4313
48	00-0089-4314
49	00-0089-4315
50	00-0089-4316
51	00-0089-4317
52	00-0089-4318
53	00-0089-4319
54	00-0089-4320
55	00-0089-4321

(end)

RIVERSTONE TOWNHOMES PHASE 4:

<u>Unit No.</u>	<u>Parcel No.</u>
56-R	00-0089-4491
57-R	00-0089-4492
58-R	00-0089-4493
59-R	00-0089-4494
60-R	00-0089-4495
61-R	00-0089-4496
62-R	00-0089-4497
63-R	00-0089-4498
64-R	00-0089-4499
65-R	00-0089-4500
66-R	00-0089-4501
67	00-0089-4502
68	00-0089-4503
69	00-0089-4504
70	00-0089-4505
71	00-0089-4506
72	00-0089-4507
73	00-0089-4508
74	00-0089-4509
75	00-0089-4510
76	00-0089-4511
77	00-0089-4512
78	00-0089-4513
79-R	00-0089-4514
80-R	00-0089-4515
81-R	00-0089-4516

(end)

RIVERSTONE TOWNHOMES PHASE 5:

<u>Unit No.</u>	<u>Parcel No.</u>
82R	00-0089-4562
83R	00-0089-4563
84R	00-0089-4564
85R	00-0089-4565
86R	00-0089-4566
87R	00-0089-4567
88R	00-0089- 4568 4568
89	00-0089-4569
90R	00-0089-4570
91R	00-0089-4571
92R	00-0089-4572
93	00-0089-4573
94	00-0089-4574
95	00-0089-4575

(end)

NOTICE OF REINVESTMENT FEE COVENANT

RIVERSTONE TOWNHOMES

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 Riverstone Townhomes Homeowners Association, Inc., located in Morgan County, Utah, as recorded on May 27, 2021, as Entry No. 157077, in the Morgan County Recorder's Office (the "Declaration") against the lots of Phases 1-2, and as later recorded against the lots of Phases 3-5.

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

1. The name and address of the beneficiary under the Covenant is Riverstone Townhomes Homeowners Association, Inc. (the "Association"), 246 S. State Street, Morgan, Utah 84050. If and when this contact information becomes outdated, contact with the Association can be made through its registered agent.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 described in EXHIBIT A (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.

Riverstone Townhomes Homeowners Association, Inc.

Signed: *Cole Rowser*
Cole Rowser, Director

Date: December 27, 2021

STATE OF UTAH)
 : ss
COUNTY OF MORGAN)

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 a Director of Riverstone Townhomes Homeowners Association, Inc., that he is authorized to execute this Notice, and that the Association hereby executed this Notice.

(Seal)



Kami Hatch
NOTARY PUBLIC SIGNATURE

WHEN RECORDED, MAIL TO:

RIVERSTONE TOWNHOMES, LLC
246 SOUTH STATE STREET
MORGAN, UT, 84050

E 157091 B 378 P 1651
Date 28-May-2021 01:45PM
Fee: \$106.00 ACH
Filed By: BDN
BRENDA NELSON, Recorder
MORGAN COUNTY
For: AMERICAN SECURE TITLE LAYTON
Recorded Electronically by Simplifile

NOTICE OF REINVESTMENT FEE COVENANT

RIVERSTONE TOWNHOMES

Parcel Numbers:

00-0088-1361	00-0088-1382
00-0088-1362	00-0088-1383
00-0088-1363	00-0088-1384
00-0088-1364	00-0088-1385
00-0088-1365	00-0088-1386
00-0088-1366	00-0088-1387
00-0088-1367	00-0088-1388
00-0088-1368	00-0088-1389
00-0088-1369	00-0088-5328
00-0088-1370	00-0088-5329
00-0088-1371	00-0088-5330
00-0088-1372	00-0088-5331
00-0088-1373	00-0088-5332
00-0088-1374	00-0088-5333
00-0088-1375	00-0088-5334
00-0088-1376	00-0088-5335
00-0088-1377	00-0088-5336
00-0088-1378	00-0088-5337
00-0088-1379	00-0088-5338
00-0088-1380	00-0088-5339
00-0088-1381	00-0088-5340
00-0088-1382	00-0088-5341
00-0088-1383	00-0088-5342
00-0088-1384	00-0088-5343
00-0088-1385	00-0088-5344
00-0088-1386	
00-0088-1387	
00-0088-1388	

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Riverstone Townhomes Homeowners Association, Inc.

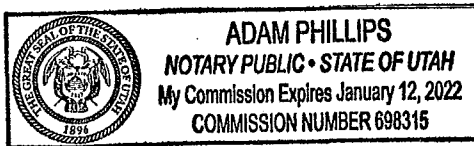
Signed: 
Cole Rowser, Director

Date: 5/28/, 2021

STATE OF UTAH)
 : ss
COUNTY OF MORGAN)

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 a Director of Riverstone Townhomes Homeowners Association, Inc., 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 1-27, RIVERSTONE TOWNHOMES, PHASE 1, Morgan City, MORGAN County, Utah according to the official plat thereof. (PARCEL No's. 00-0088-1361 thru 00-0088-1389)

Also, Units 28-43, RIVERSTONE TOWNHOMES, PHASE 2, Morgan City, MORGAN County, Utah according to the official plat thereof. (PARCEL No's. 00-0088-5328 thru 00-0088-5344)

EXHIBIT A
Legal Description of the Property

RIVERSTONE TOWNHOMES PHASE 1:

Units 1 – 27 (Parcel Nos. 00-0088-1361 – 1387)

RIVERSTONE TOWNHOMES PHASE 2:

Units 28 – 43 (Parcel Nos. 00-0088-5328 – 5343)

RIVERSTONE TOWNHOMES PHASE 3:

Units 44 – 55 (Parcel Nos. 00-0089-4310 to 00-0089-4321)

RIVERSTONE TOWNHOMES PHASE 4:

Units 56-R – 66-R (Parcel Nos. 00-0089-4491 to 00-0089-4501)

Units 67 – 78 (Parcel Nos. 00-0089-4502 to 00-0089-4513)

Units 79-R – 81-R (Parcel Nos. 00-0089-4514 to 00-0089-4516)

RIVERSTONE TOWNHOMES PHASE 5:

Units 82R – 88R (Parcel Nos. 00-0089-4562 to 00-0089-⁴⁵⁶⁸~~4568~~)

Unit 89 (Parcel No. 00-0089-4569)

Units 90R – 92R (Parcel Nos. 00-0089-4570 to 00-0089-4572)

Units 93-95 (Parcel Nos. 00-0089-4573 to 00-0089-4575)

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