

**AMENDMENT**

**TO THE**

**DECLARATION**  
**OF**  
**CONDOMINIUM**

**FOR**

**1600 PARK AVENUE**  
**CONDOMINIUM "A"**

Ent 1251988 Bl 2160 Pg 343  
Date: 7-Jul-2020 11:49 AM Fee \$40.00  
Cache County, UT  
Michael Gleed, Rec. - Filed By SA  
For RIVER VALLEY DEVELOPMENT

**July 2020**

**Amendment**  
to the  
**Declaration of Condominium**  
for  
**1600 Park Avenue Condominium “A”**

This Amendment to the Declaration of Condominium for 1600 Park Avenue Condominium “A” (“Amendment”), is made by the River Valley Development, LLC, Declarant of 1600 Park Avenue Condominium “A”, as authorized by the Declaration (defined below).

**RECITALS**

WHEREAS, 1600 Park Avenue Condominium “A” was created by the “Declaration of Condominium for 1600 Park Avenue Condominium “A”, as recorded in the records of the Cache County Recorder on December 31, 2019, as Entry #1235695 (“Declaration”); and

WHEREAS, Declarant has determined that a Reinvestment Fee would be appropriate and is needed for the use and improvement of the Association’s common areas and facilities and is required to benefit the common area property appurtenant to the units; and

WHEREAS, to offset the additional cost borne by the Association in connection with the upkeep and maintenance of the common area, Declarant has determined that a new purchaser of a Unit within the Association shall be assessed a non-refundable Reinvestment Fee of 0.5% of the value of the unit being sold.

NOW THEREFORE, to accomplish the unit owners’ objectives, the following amendment is adopted. If there is any conflict between this Amendment and any provision in the Declaration, this Amendment shall prevail. The words defined in Article I of the Declaration shall have the same meaning when used herein unless the context clearly indicates otherwise.

This Amendment shall become effective upon recording. The Declaration is hereby amended to include the Reinvestment Fee requirement described in Article I below:

**AMENDMENT**

**ARTICLE I**  
**REINVESTMENT FEE**

- 1.1 **Adoption of Reinvestment Fee.** The Association hereby adopts a Reinvestment Fee. The Amount of the Reinvestment Fee shall be 0.5% of the value of the unit being sold. The

Reinvestment Fee shall be paid by the purchaser of a unit whenever a unit is sold, transferred or conveyed to a new owner.

- 1.2 **Runs with the Land.** The Reinvestment Fee and the covenant to pay the Reinvestment Fee runs with the property described in Exhibit "A" and is intended to bind successors in interest and assigns of the real property described in Exhibit "A", attached hereto.
- 1.3 **No Additional Reinvestment Fees.** The existence of this Reinvestment Fee precludes the imposition of an additional Reinvestment Fee on the property described in Exhibit "A", attached hereto.
- 1.4 **Duration.** The duration of the Reinvestment Fee covenant is for a period of 25 years.
- 1.5 **Purpose.** The purpose of the Reinvestment Fee required to be paid herein is for the use and improvement of the Association's Common Areas and the other areas the Association is required to maintain.
- 1.6 **Exceptions.** The Reinvestment Fee shall not be enforced in the following circumstances or situations:
  - (a) an involuntary transfer;
  - (b) a transfer that results from a court order;
  - (c) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity;
  - (d) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or
  - (e) the transfer of burdened property by a financial institution, except, a financial institution shall be required to pay the Association's costs directly related to the transfer of the burdened property in an amount of \$250.
  - (f) the transfer of any Lot from the Declarant to any LLC or other affiliate owned by, or associated with, Declarant.

[Certification on Next Page]


Ent 1251888 Bk 2160 Pg 345

**CERTIFICATION**

Declarant hereby executes this Amendment on the date of notarization appearing below:

**Declarant:**

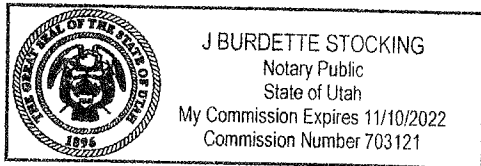
**River Valley Development, LLC**

By  \_\_\_\_\_  
Its: Manager

STATE OF UTAH                    )  
  :ss.  
COUNTY OF CACHE            )

On this 6 day of July, 2020, personally appeared before me Jay Stocking who acknowledged to me that he is the manager of **River Valley Development, LLC**, and is authorized to, and did in fact execute this Amendment on behalf of **River Valley Development, LLC**.

  
Notary Public



Ent 1251888 Rk 2140 Pg 346

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**1600 Park Avenue, Condominium "A"**

All of Units 103 thru 108, 1600 Park Avenue Condominium "A", Logan City,  
Cache County, State of Utah

Parcel numbers: 04-234-0103 thru 0108

All of Units 203 thru 208, 1600 Park Avenue Condominium "A", Logan City,  
Cache County, State of Utah

Parcel numbers: 04-234-0203 thru 0208

Ent 1251888 Bk 2160 Pg 347

When Recorded Return to:  
Sierra Homes Construction, Inc.  
470 N 2450 W  
Tremonton, UT 84337

**NOTICE OF REINVESTMENT FEE COVENANT**

1. River Valley Development, LLC, a Utah Limited Liability Company (“Declarant”), 470 N 2450 W, Tremonton, UT, hereby provides notice that it has enacted a Reinvestment Fee Covenant.
2. The burden of the reinvestment fee covenant is intended to run with the land described in Exhibit “A” attached, and to bind successors in interest and assigns.
3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The duration of the reinvestment fee covenant is for a period of 25 years.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is for the use and improvement of the 1600 Park Avenue, Condominium “A” common areas and facilities appurtenant to the units and to pay for expenses (as defined in UCA 57-1-46) incurred by the 1600 Park Avenue Condominium “A” Association (“Association”).
6. The fee required to be paid under the reinvestment fee covenant is required to benefit the 1600 Park Avenue, Condominium “A” common area and the owners thereof and is in the amount of 0.5% of value of the burdened property. The fee shall be paid to the Association.

IN WITNESS WHEREOF, we have affixed our signatures this \_\_\_ day of July, 2020.

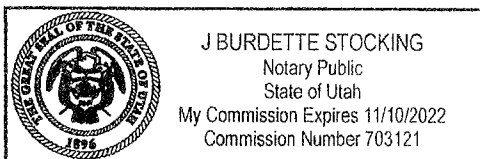
**RIVER VALLEY DEVELOPMENT, LLC**

By:   
Its: Manager

Ent 1251889 Bk 2160 Pg 348  
Date: 7-Jul-2020 11:50 AM Fee \$40.00  
Cache County, UT  
Michael Gleed, Rec. - Filed By SA  
For RIVER VALLEY DEVELOPMENT

STATE OF UTAH            )  
  :SS  
COUNTY OF CACHE        )

On this 6 day of July, 2020, personally appeared before me Jay Stocking who, being by me duly sworn, did say that he is the authorized representative of River Valley Development, LLC, and that the within and foregoing instrument was signed in behalf of said corporation and he duly acknowledged to me he executed the same.



  
Notary Public

## Exhibit "A"

### **LEGAL DESCRIPTION**

#### **1600 Park Avenue, Condominium "A"**

All of Units 103 thru 108, 1600 Park Avenue Condominium "A", Logan City,  
Cache County, State of Utah

Parcel numbers: 04-234-0103 thru 0108

All of Units 203 thru 208, 1600 Park Avenue Condominium "A", Logan City,  
Cache County, State of Utah

Parcel numbers: 04-234-0203 thru 0208

When Recorded Return to:  
Sierra Homes Construction, Inc.  
470 N 2450 W  
Tremonton, UT 84337

**NOTICE OF REINVESTMENT FEE COVENANT**

1. River Valley Development, LLC, a Utah Limited Liability Company (“Declarant”), 470 N 2450 W, Tremonton, UT, hereby provides notice that it has enacted a Reinvestment Fee Covenant.
2. The burden of the reinvestment fee covenant is intended to run with the land described in Exhibit “A” attached, and to bind successors in interest and assigns.
3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The duration of the reinvestment fee covenant is for a period of 25 years.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is for the use and improvement of the 1600 Park Avenue, Condominium “B” common areas and facilities appurtenant to the units and to pay for association expenses (as defined in UCA 57-1-46) incurred by the 1600 Park Avenue Condominium “B” Association (“Association”).
6. The fee required to be paid under the reinvestment fee covenant is required to benefit the 1600 Park Avenue, Condominium “B” common area and the owners thereof and is in the amount of 0.5% of value of the burdened property. The fee shall be paid to the Association.

IN WITNESS WHEREOF, we have affixed our signatures this \_\_\_ day of July, 2020.

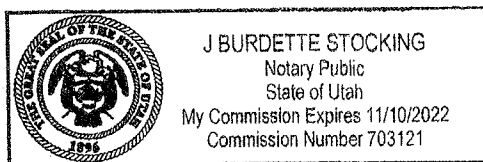
**RIVER VALLEY DEVELOPMENT, LLC**

By: \_\_\_\_\_  
Its: Manager

Ent 1251890 Hk 2160 Pg 350  
Date: 7-Jul-2020 11:50 AM Fee 440.00  
Cache County, UT  
Michael Gleed, Rec. - Filed By SA  
For RIVER VALLEY DEVELOPMENT

STATE OF UTAH            )  
  :SS  
COUNTY OF CACHE        )

On this 6 day of July, 2020, personally appeared before me Jay Stocking who, being by me duly sworn, did say that he is the authorized representative of River Valley Development, LLC, and that the within and foregoing instrument was signed in behalf of said corporation and he duly acknowledged to me he executed the same.



B Stocking  
Notary Public



## Exhibit "A"

### **LEGAL DESCRIPTION**

#### **1600 Park Avenue, Condominium "B"**

All of Units 101 and 102, 1600 Park Avenue, Condominium "B", Logan City,  
Cache County, State of Utah

Parcel numbers: 04-234-0101 and 0102

All of Units 201 and 202, 1600 Park Avenue, Condominium "B", Logan City,  
Cache County, State of Utah

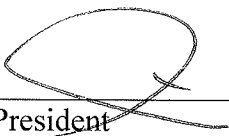
Parcel numbers: 04-234-0201 and 0202

When Recorded Return to:  
Sierra Homes Construction, Inc.  
470 N 2450 W  
Tremonton, UT 84337

**NOTICE OF REINVESTMENT FEE COVENANT**

1. Sierra Homes Construction, Inc. (“Declarant”), 470 N 2450 W, Tremonton, UT 84337, hereby provides notice that it has enacted a Reinvestment Fee Covenant.
2. The burden of the reinvestment fee covenant is intended to run with the land described in Exhibit “A” attached, and to bind successors in interest and assigns.
3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The duration of the reinvestment fee covenant is for a period of 25 years.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is for the use and improvement of the North Logan Village common areas and facilities appurtenant to the units and to pay for association expenses as defined in UCA 57-1-46.
6. The fee required to be paid under the reinvestment fee covenant is required to benefit North Logan Village common area and the owners thereof and is in the amount of 0.5% of the burdened property.


IN WITNESS WHEREOF, we have affixed our signatures this 6 day of July, 2020.


By   
\_\_\_\_\_  
President

STATE OF UTAH )  
  ) :SS  
COUNTY OF Box Elder )

Ent 1251891 Wk 2160 Pg 352  
Date: 7-Jul-2020 11:51 AM Fee \$40.00  
Cache County, UT  
Michael Gleed, Rec. - Filed By SA  
For SIERRA HOMES

On this 6 day of July, 2020, personally appeared before me Jay Stocking, who, being by me duly sworn, did say that he is the authorized representative of Sierra Homes Construction, Inc., and that the within and foregoing instrument was signed in behalf of said corporation and he duly acknowledged to me he executed the same.

  
J BURDETTE STOCKING  
Notary Public  
State of Utah  
My Commission Expires 11/10/2022  
Commission Number 703121

  
\_\_\_\_\_  
Notary Public

# Exhibit "A"

## Legal Descriptions for North Logan Village

ALL OF LOTS 1 THROUGH 32, NORTH LOGAN VILLAGE, PHASE 1, CACHE COUNTY, UTAH

ALL OF LOTS 33 THROUGH 48, NORTH LOGAN VILLAGE, PHASE 2, CACHE COUNTY, UTAH