

WHEN RECORDED, MAIL TO:

Lighthouse Pointe Development, LLC
Attn: Jared Taylor
P.O. Box 345
412 North Market Street
Kaysville, UT 84037

Recorded **17-Feb-2023** Filing No. **104904**
At **11:35 AM** Book **A13** Page **555**
Fee **\$128.00** via Bowden Rich County Recorder
For HICKMAN LAND TITLE LOGAN



NOTICE OF REINVESTMENT FEE COVENANT

The Village at Lighthouse Pointe Homeowners Association

<u>Lot No.</u>	<u>Parcel No.</u>	<u>xx</u>	<u>Lot No.</u>	<u>Parcel No.</u>	<u>xx</u>	<u>Lot No.</u>	<u>Parcel No.</u>
P1 CA*	41-33-090-0000		19	41-33-090-0019		37	41-33-091-0037
1	41-33-090-0001		20	41-33-090-0020		38	41-33-091-0038
2	41-33-090-0002		21	41-33-090-0021		39	41-33-091-0039
3	41-33-090-0003		22	41-33-090-0022		40	41-33-091-0040
4	41-33-090-0004		23	41-33-090-0023		41	41-33-091-0041
5	41-33-090-0005		24	41-33-090-0024		42	41-33-091-0042
6	41-33-090-0006		25	41-33-090-0025		43	41-33-091-0043
7	41-33-090-0007		26	41-33-090-0026		44	41-33-091-0044
8	41-33-090-0008		27	41-33-090-0027		45	41-33-091-0045
9	41-33-090-0009		P2 CA*	41-33-091-0000		46	41-33-091-0046
10	41-33-090-0010		28	41-33-091-0028		47	41-33-091-0047
11	41-33-090-0011		29	41-33-091-0029		48	41-33-091-0048
12	41-33-090-0012		30	41-33-091-0030		49	41-33-091-0049
13	41-33-090-0013		31	41-33-091-0031		50	41-33-091-0050
14	41-33-090-0014		32	41-33-091-0032		51	41-33-091-0051
15	41-33-090-0015		33	41-33-091-0033		52	41-33-091-0052
16	41-33-090-0016		34	41-33-091-0034		53	41-33-091-0053
17	41-33-090-0017		35	41-33-091-0035		54	41-33-091-0054
18	41-33-090-0018		36	41-33-091-0036		<i>(end)</i>	

* P1 CA means Phase 1 Common Area and P2 CA means Phase 2 Common Area.

NOTICE OF REINVESTMENT FEE COVENANT

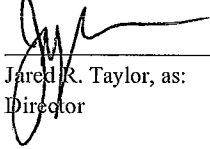
The Village at Lighthouse Pointe Homeowners Association

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") set forth in the First Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions & Restrictions of The Village at Lighthouse Pointe, a Planned Residential Unit Development, (the "Declaration") that was recorded in the Rich County Recorder's Office on the 17 day of the month of February in the year 2023 as Filing No. 104903 against the real property located in Rich County, Utah, that is described in EXHIBIT A attached hereto (the "Property").

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

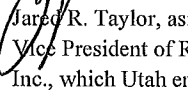
1. The name and address of the beneficiary under the Covenant is The Village at Lighthouse Pointe Homeowners Association (the "Association"), P.O. Box 345, 412 North Market Street, Kaysville, Utah 84037. If and when this contact information becomes outdated, contact with the Association can be made through 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, and as duly established by resolution of the Declaration, an amount of 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.

The Association:



Jared R. Taylor, as:
Director

The Declarant:

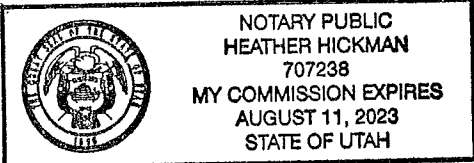


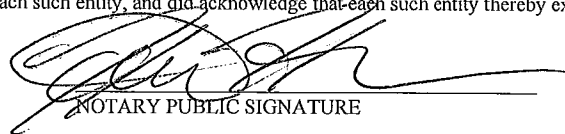
Jared R. Taylor, as:
Vice President of Robert W. Speirs Plumbing,
Inc., which Utah entity is, and as, a Member of
Lighthouse Pointe Development, LLC, the
Declarant.

State of Utah, County of Davis (ss)

On the 17 day of the month of February in the year 2023, the above-name individual, proven by satisfactory evidence, personally appeared before me and, while under oath or affirmation, did state that Jared R. Taylor is a Director of The Village at Lighthouse Pointe Homeowners Association, Inc., and is a Vice President of Robert W. Speirs Plumbing, Inc., which Utah entity is a Member of Lighthouse Pointe Development, LLC, which Utah entity is the Declarant, and each did further state that he is duly-authorized to sign this document on behalf of The Village at Lighthouse Pointe Homeowners Association, Inc., Robert W. Speirs Plumbing, Inc., and Lighthouse Pointe Development, LLC, did voluntarily sign this document on behalf of each such entity, and did acknowledge that each such entity thereby executed the same.

(Seal)





NOTARY PUBLIC SIGNATURE

EXHIBIT A
Legal Description of the Property

PHASE 1: Common Area and Lots 1-27 as shown by and within the official plat of THE VILLAGE AT LIGHTHOUSE POINTE PHASE ONE, A Planned Residential Unit Development, recorded the 3rd day of the month of November in the year 2008 as Filing No. 75827 in Book R10 on Page 885 in the office of the Recorder of Rich County, Utah; also known as Parcel Nos.: 41-33-090-0000 – 0027.

PHASE 2: Common Area and Lots 28-54 as shown by and within the official plat of THE VILLAGE AT LIGHTHOUSE POINTE PHASE TWO, A Planned Residential Unit Development, recorded the 15 day of the month of February in the year 2023 as Filing No. 104894 in Book A13 on Page 404 in the office of the Recorder of Rich County, Utah; also known as Parcel Nos.: 41-33-091-0000 and 41-33-091-0028 – 0054.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]