

NOTICE OF REINVESTMENT FEE COVENANT

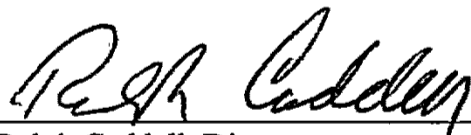
THE COMMUNITIES AT DEER CREST OWNERS ASSOCIATION, INC.

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 Bylaws for The Communities at Deer Crest Owners Association, Inc. (the "Association"), a Utah nonprofit corporation located in Cache County, Utah, as recorded on the 24th day in the month of JANUARY in the year 2024 as entry no. 1352365 in the recorder's office of Cache County, Utah (the "Bylaws") against the real property (the "Property") located in Cache County, Utah, that is described in **Exhibit A** attached hereto.

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

1. The name and address of the beneficiary under the Covenant is The Communities at Deer Crest Owners Association, Inc. (the "Association"), c/o North HOA Management, 2723 S Hwy 89, Suite 1, Wellsville, Utah 84339. If and when this contact information becomes outdated, contact with the Association can be made through its registered agent.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 Association's governing body, an amount of one-half percent (0.5%) of the value (i.e., the purchase price) of a burdened property (i.e., a Lot) 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 Association 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 benefit the Property and to facilitate the repair and replacement of common areas and all other property and facilities owned by the Association or for which the Association has a maintenance, repair, or replacement obligation.

The Communities at Deer Crest Owners Association, Inc.



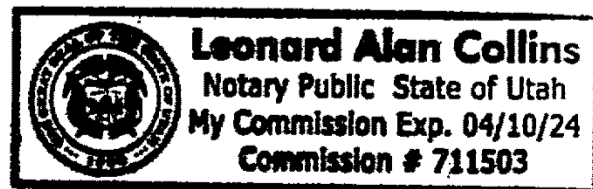
Ralph Caddell, Director

Date: JANUARY 23, 2024

STATE OF UTAH)
): ss
COUNTY OF CACHE)

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 state that he is a Director of The Communities at Deer Crest Owners Association, Inc., did voluntarily execute this instrument as such on behalf of said Association, and that said Association thereby executed the same.

(Seal)



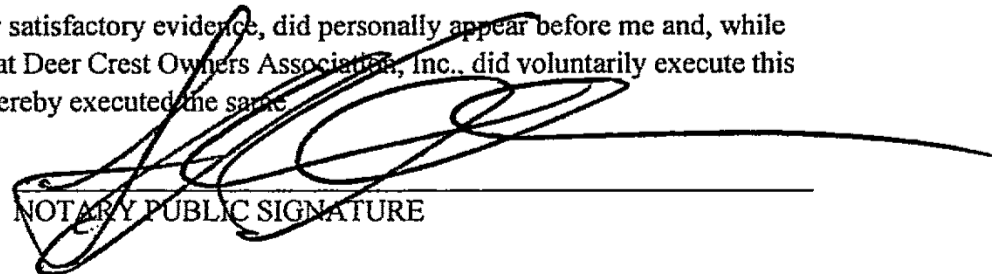

NOTARY PUBLIC SIGNATURE

EXHIBIT A
Legal Description of the Property

Lots 1-94 together with Tracts A and B and all lanes, courts, and other common area as shown on the plat entitled "THE COMMUNITIES AT DEER CREST" that was recorded in the Cache County recorder's office on November 1, 2005, as entry no. 903427, which plat was amended as "THE COMMUNITIES AT DEER CREST (2007 AMENDMENT)" and recorded in the Cache County recorder's office on October 2, 2007, as entry no. 955932, such Lots also known as parcel nos. 05-109-0001 – 0094, and such common area also known as parcel no. 05-109-0095.

Except that, since the above plats were recorded, county records currently show that: (1) Lots 4, 6, and 7 have been merged into Lot 7; (2) Lots 44 and 45 have been merged into Lot 44; and (3) Lots 89 and 90 have been merged into Lot 90. The remaining 90 Lots are also known as parcel nos. 05-109-0001 – 0003, 0005, 0007 – 0044, 0046 – 0088, 0090 – 0094.

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