

# NOTICE OF REINVESTMENT FEE COVENANT

## SUMMIT CREEK PLACE HOMEOWNERS' ASSOCIATION

Pursuant to 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 of the reinvestment fee covenant (the "Covenant") established in the Summit Creek Place – Declaration of Covenants, Conditions, and Restrictions (the "Declaration"), recorded on December 1, 2020, as Entry No. 1268298 in the Cache County Recorder's Office, Utah.

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

1. The beneficiary under the Covenant is the SUMMIT CREEK PLACE HOMEOWNERS' ASSOCIATION (the "Association"), with its mailing address at c/o North HOA Management, 2723 South Hwy 89, Suite 1, Wellsville, UT 84339. If this contact information becomes outdated, communication with the Association may be directed to its registered agent, whose current information is available through the Utah Department of Commerce,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** (the "Property") and shall bind all successors in interest and assigns, as provided by Utah Code § 57-1-46(3). It shall remain in effect unless properly amended, terminated, or otherwise rendered unenforceable by law.
3. As of the record date of this Notice, a reinvestment fee of \$495 shall be charged in accordance with Article IV(9) of the Declaration. This amount shall be paid by the buyer of the burdened property unless otherwise agreed in writing by both the buyer and the seller. This fee is separate from, and in addition to, any pro rata share of Association assessments due and adjusted at settlement. The existence of this Covenant prohibits the imposition of any additional reinvestment fee covenant on the burdened property. The purpose of the fee is to support the maintenance, repair, and improvement of common areas, facilities, and infrastructure and to contribute to the Association's reserve funds, ensuring the collective benefit of all properties within the community, including the burdened property.

### SUMMIT CREEK PLACE HOMEOWNERS' ASSOCIATION

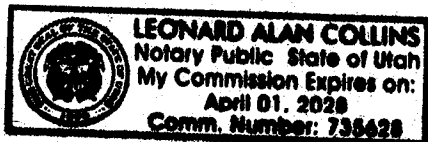
  
\_\_\_\_\_  
Lauren Kidman, Director

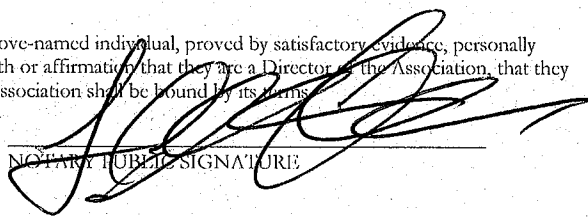
Date: March 7<sup>th</sup>, 2025

State of Utah            )  
                                  ) ss.  
Cache County            )

On the \_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, the above-named individual, proved by satisfactory evidence, personally appeared before me, the undersigned notary public, and acknowledged under oath or affirmation that they are a Director of the Association, that they voluntarily executed this instrument on behalf of the Association, and that the Association shall be bound by its terms.

(Seal)



  
\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

**EXHIBIT A**  
**Legal Description of the Property**

Lots 1–32 of Summit Creek Place, a subdivision as shown on the plat recorded on September 17, 2019, as Entry No. 1227461 in the Cache County Recorder’s Office, Utah. These lots are also identified as Parcel Nos. 08-213-0001 through 08-213-0032.

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**WHEN RECORDED, MAIL TO:**

SUMMIT CREEK PLACE HOMEOWNERS' ASSOCIATION  
 c/o CCI Law  
 577 S 150 E  
 Smithfield, Utah 84335

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**SUMMIT CREEK PLACE HOMEOWNERS' ASSOCIATION**

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<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>
1	08-213-0001	17	08-213-0017
2	08-213-0002	18	08-213-0018
3	08-213-0003	19	08-213-0019
4	08-213-0004	20	08-213-0020
5	08-213-0005	21	08-213-0021
6	08-213-0006	22	08-213-0022
7	08-213-0007	23	08-213-0023
8	08-213-0008	24	08-213-0024
9	08-213-0009	25	08-213-0025
10	08-213-0010	26	08-213-0026
11	08-213-0011	27	08-213-0027
12	08-213-0012	28	08-213-0028
13	08-213-0013	29	08-213-0029
14	08-213-0014	30	08-213-0030
15	08-213-0015	31	08-213-0031
16	08-213-0016	32	08-213-0032

Cache County Recorder

Summit Creek

Notice of Reinvestment

Cache County Recorder  
Processing Fee

\$84.00  
\$2.10

**TOTAL** \$86.10

03/10/2025 01:11 pm

V\*3674  
AuthCode: 04544G-04561G  
Ref: 67cf3976-SIP-03716  
Transaction ID: Event-1359  
Account: LEONARD COLLINS-V\*3674  
Name: LEONARD COLLINS

Customer Copy

Cache County Recorder  
179 North Main  
Logan, UT 84321  
435-753-1460

Thank-you.

Your statement will describe your payment as 'CBT\*CACHE COUNTY UT' and the service fee transaction as 'CBT\*SVC FEE CACHE CNT'.