



WHEN RECORDED, MAIL TO:

Liberty Cove Homeowners Association
c/o CCI Law
577 S 150 E
Smithfield, Utah 84335

W3364469

E# 3364469 PG 1 OF 3
B RAHIMZADEGAN, WEBER CTY. RECORDER
09-APR-25 02:54PM FEE \$88.00 211
REC FOR: LIBERTY COVE HOA

NOTICE OF REINVESTMENT FEE COVENANT

LIBERTY COVE HOMEOWNERS ASSOCIATION

Lots 2-33 of the Liberty Cove East Subdivision¹ as shown in the plat entitled the same that was recorded as entry no. 3364452 on the 9 day of the month of April, 2024, in the recorder's office of Weber Country, Utah.

<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>
2		13		24	
3		14		25	
4		15		26	
5		16		27	
6		17		28	
7		18		29	
8		19		30	
9		20		31	
10		21		32	
11		22		33	
12		23			

11-467-0002 thru 0033 & 0035 & 0036

¹ **NOTE:** Lots 1 and 34, as shown on the plat, are neither part of nor subject to the Liberty Cove Homeowners Association. The owners of Lots 1 and 34 do not have any rights, interests, or obligations related to the property or affairs of the Association.

NOTICE OF REINVESTMENT FEE COVENANT

LIBERTY COVE 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") in the Declaration of Covenants, Conditions, and Restrictions of LIBERTY COVE HOMEOWNERS ASSOCIATION in Ogden, Weber County, Utah, as recorded on the 9 day in the month of April in the year 2025 as entry no 3364464 in the recorder's office of Weber County in the State of Utah (the "Declaration").

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

1. The name and address of the beneficiary under the Covenant are LIBERTY COVE HOMEOWNERS ASSOCIATION (the "Association"), 1877 West 4000 South, Roy, Utah 84067. If and when this contact information becomes outdated, contact with the Association can be made through its registered agent.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 ongoing 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 Board, an amount of one-half percent (0.5%) 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 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 facilitate the maintenance of common areas, facilities, and/or Association expenses and improvements, and is required to benefit the Property, including the burdened property.

DECLARANT

Michael C. Bastian
Mike Bastian, Authorized Member or Manager
Castle Creek Capital, L.L.C.

Date: 4/9/25, 2024

STATE OF UTAH)
) ss
COUNTY OF WEBER)

On the above-written date and proven by satisfactory evidence, the above-named individual did personally appear before me and, while under oath or affirmation, did say that he is an authorized member or manager of the Declarant, is authorized by the Declarant to execute this Notice, executed the same in that capacity, and did acknowledge that Association is bound thereby.

(Seal)



Kristy Bingham
NOTARY PUBLIC SIGNATURE

Notice of Reinvestment Fee Covenant
Liberty Cove Homeowners Association

EXHIBIT A
Legal Description of the Property

Lots 2-33 of the Liberty Cove East Subdivision¹ as shown in the plat entitled the same that was recorded as entry no. 3364452 on the 9 day of the month of April, 2024, in the recorder's office of Weber County, Utah, such lots also known as parcel nos. 11-467-0002 thru 0033 & 0035 & 0036.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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