

WHEN RECORDED, MAIL TO:

WEST VIEW HOMEOWNERS ASSOCIATION
c/o CCI Law
577 S 150 E
Smithfield, Utah 84335

NOTICE OF REINVESTMENT FEE COVENANT
NORTH RIDGE PUD HOMEOWNERS ASSOCIATION
Smithfield, Cache, Utah

Lots 1 through 48 as depicted on the Plat entitled "HUNTER MEADOW SUBDIVISION, PHASE 12 – NORTH RIDGE, PLANNED UNIT DEVELOPMENT, FINAL PLAN" recorded on March 14, 2008, as Entry No. 966811 in the office of the Cache County Recorder, State of Utah. These Lots are also known as Parcel Nos. 08-193-0001 through 08-193-0048.

<u>Lot No.</u>	<u>Parcel No.</u>	<u>Lot No.</u>	<u>Parcel No.</u>
1	08-193-0001	25	08-193-0025
2	08-193-0002	26	08-193-0026
3	08-193-0003	27	08-193-0027
4	08-193-0004	28	08-193-0028
5	08-193-0005	29	08-193-0029
6	08-193-0006	30	08-193-0030
7	08-193-0007	31	08-193-0031
8	08-193-0008	32	08-193-0032
9	08-193-0009	33	08-193-0033
10	08-193-0010	34	08-193-0034
11	08-193-0011	35	08-193-0035
12	08-193-0012	36	08-193-0036
13	08-193-0013	37	08-193-0037
14	08-193-0014	38	08-193-0038
15	08-193-0015	39	08-193-0039
16	08-193-0016	40	08-193-0040
17	08-193-0017	41	08-193-0041
18	08-193-0018	42	08-193-0042
19	08-193-0019	43	08-193-0043
20	08-193-0020	44	08-193-0044
21	08-193-0021	45	08-193-0045
22	08-193-0022	46	08-193-0046
23	08-193-0023	47	08-193-0047
24	08-193-0024	48	08-193-0048

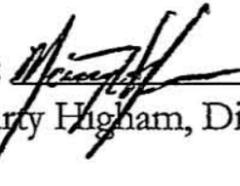
NOTICE OF REINVESTMENT FEE COVENANT
NORTH RIDGE PUD HOMEOWNERS ASSOCIATION
Smithfield, Cache, Utah

Pursuant to Utah Code § 57-1-46, as amended (the "Code"), this Notice of Reinvestment Fee Covenant (the "Notice") is recorded to provide public notice of a reinvestment fee covenant (the "Covenant") authorized by the Amended and Restated Declaration of Covenants, Condition, and Restrictions for North Ridge, P.U.D. – Hunter Meadow Subdivision Phase 12 (the "Declaration"), recorded in the Cache County Recorder's Office, Utah, on October 24, 2013, as Entry No. 1097182, and as further defined and implemented by the Resolution attached hereto as **EXHIBIT B**. The Covenant is administered by the North Ridge PUD Homeowners Association, a Utah nonprofit corporation (the "Association").

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

1. The name of the beneficiary under the Covenant is the **North Ridge PUD Homeowners Association**. Until otherwise designated, all reinvestment fees shall be paid to the Association at the following address: **c/o North HOA Management, 2723 South Hwy 89, Suite 1, Wellsville, UT 84339**. If this contact information becomes outdated, inquiries may be directed to the Association's registered agent, as listed with 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" as described in **EXHIBIT A**), binding all successors in interest and assigns. The Covenant remains in effect until properly amended, eliminated, or prohibited by law.
3. As of the record date of this Notice, **the reinvestment fee is 0.5% (one-half percent) of the purchase price** of any property burdened by the Covenant. This fee shall be paid by the purchaser upon each sale, transfer, or conveyance of a Lot within the Property, unless otherwise agreed in writing between the buyer and seller. The reinvestment fee is designated for the maintenance, repair, and replacement of common areas, facilities, and other Association obligations for the benefit of the Property, including the burdened Lots.

NORTH RIDGE PUD HOMEOWNERS ASSOCIATION

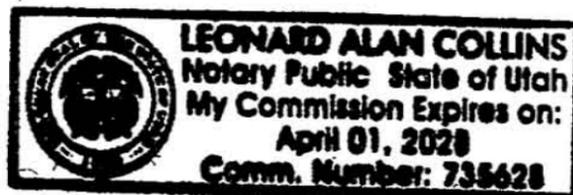
By: 
Marty Higham, Director

Date: 7-28, 2025

State of Utah)
) ss.
County of Cache)

On the 28 day of July, in the year 2025, before me, the undersigned notary public, personally appeared the above-named individual, who proved to me through satisfactory evidence of identity to be the person whose name is subscribed to this instrument, and who acknowledged that he/she is a Director of the North Ridge PUD Homeowners Association, a Utah nonprofit corporation, and that he/she executed this instrument on behalf of the Association by authority of its Board of Directors.

(Seal)



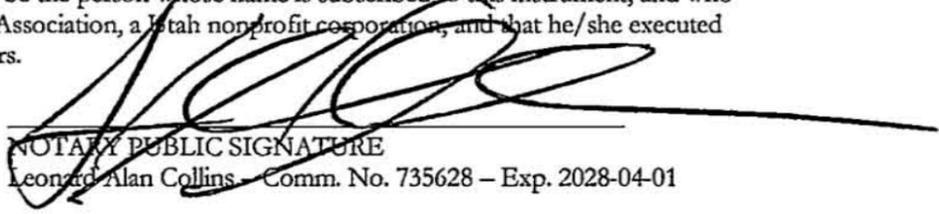

NOTARY PUBLIC SIGNATURE
Leonard Alan Collins - Comm. No. 735628 - Exp. 2028-04-01

EXHIBIT A -- Legal Description

Lots 1 through 48 as depicted on the Plat entitled "HUNTER MEADOW SUBDIVISION, PHASE 12 – NORTH RIDGE, PLANNED UNIT DEVELOPMENT, FINAL PLAN" recorded on March 14, 2008, as Entry No. 966811 in the office of the Cache County Recorder, State of Utah. These Lots are also known as Parcel Nos. 08-193-0001 through 08-193-0048.

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EXHIBIT B -- Resolution

The following pages contain a true and correct copy of the Resolution of the North Ridge PUD Homeowners Association, titled Reinvestment Fee Covenant Amount and Terms, duly adopted by the Association's Governing Body pursuant to the authority granted under the Declaration.

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RESOLUTION OF
NORTH RIDGE PUD HOMEOWNERS ASSOCIATION
Reinvestment Fee Covenant Amount and Terms

WHEREAS, North Ridge PUD Homeowners Association (the “Association”) is organized as a Utah nonprofit corporation and is subject to the Utah Revised Nonprofit Corporation Act¹ (the “Nonprofit Act”); and

WHEREAS, the Association is subject to the Utah Community Association Act² (the “Act”); and

WHEREAS, pursuant to the Association’s Declaration of Covenants, Conditions, and Restrictions (the “Declaration”),³ the Association is comprised of residential townhomes⁴ numbered 1 through 32 (the “Units”) and other real property and improvements as set forth on the recorded plat for the Association⁵ (the “Plat”), all located in Cache County, Utah (collectively the “Property”); and

WHEREAS, the Declaration, together with the Nonprofit Act and the Act, collectively authorize the Association to impose assessments and related charges on its members in accordance with its governing documents, including by adopting written instruments such as this Resolution;⁶ and

WHEREAS, the Utah Supreme Court has recognized that recorded declarations and associated governing documents constitute a binding agreement between a homeowners association and its members, and the Act requires each owner to comply with those governing documents, including any validly adopted rules and resolutions;⁷ and

WHEREAS, the Governing Body of the Association—whether referred to as the Board of Trustees or Board of Directors—is authorized under the Act and the Declaration to act on behalf of the Association in all instances except as limited by the Declaration, the Association’s Articles of Incorporation, its Bylaws, or applicable law, and no such limitation is known to restrict the adoption of this Resolution;⁸ and

WHEREAS, Article 6.1(o) of the Declaration expressly establishes a reinvestment fee covenant (the “Reinvestment Fee Covenant”) and authorizes the Governing Body to impose “a Reinvestment Fee as provided for in Utah Code Ann. § 57-1-46, in an amount of .5% [one-half percent] ... of the value of the property” (the Reinvestment Fee Amount”); and

WHEREAS, Article 21.4 of the Declaration further authorizes the Governing Body to adopt Rules setting forth “the date, time for payment, amount, the requirements for any information that is required from any transferee of any Unit upon any sale or transfer, and any other procedures or requirements related to the reinvestment fee assessment”;

¹ Utah Code § 16-6a-101 *et. seq.*

² Utah Code § 57-8a-101 *et. seq.*; Decl., Art. 16.3 (“The Association intends that the Project shall be governed by the Act,....”).

³ Amended and Restated Declaration of Covenants, Condition, and Restrictions for North Ridge, P.U.D. – Hunter Meadow Subdivision Phase 12 (the “Decl.” and “Declaration”), recorded on October 24, 2013, in the Cache County, Utah Recorder’s Office as Entry No. 1097182.

⁴ Decl., Art. 1.25.

⁵ Hunter Meadow Subdivision, Phase 12 – North Ridge, Planned Unit Development – Final Plan recorded March 14, 2008, in the Cache County, Utah Recorder’s Office as Entry No. 966811.

⁶ Decl., Arts. 6.1(o), 21.4; Utah Code §§ 16-6a-302(2)(r), -102(1)(a), -102(12)(a).

⁷ *Swenson v. Erickson*, 998 P.2d 807, 810-11 ¶ 11 (Utah 2000) (“Restrictive covenants that run with the land and encumber subdivision lots form a contract between subdivision property owners as a whole and individual lot owners.”); Utah Code §§ 57-8a-212.5, -102(12)(a).

⁸ Utah Code § 57-8a-501(5).

NOW THEREFORE, BE IT RESOLVED, that the Association, acting through its Governing Body, hereby adopts the following provisions as a Rule pursuant to Utah Code § 57-8a-217 and Articles 6.1(o) and 21.4 of the Declaration:

1. **REINVESTMENT FEE AMOUNT.** Pursuant to the authority granted in Article 6.1(o) of the Declaration, the Governing Body hereby sets the Reinvestment Fee Amount at one-half percent (0.5%) of the value of the Unit. Accordingly, upon each conveyance of a Unit to a new Owner, a reinvestment fee equal to 0.5% of the Unit's value shall be paid to the Association (the "Reinvestment Fee").

2. **REINVESTMENT FEE TERMS.**

a. Pursuant to the authority granted in Articles 6.1(o) and 21.4 of the Declaration, and in accordance with Utah Code § 57-1-46(6), the Reinvestment Fee shall be paid by the buyer of the Unit unless otherwise agreed in writing between the buyer and seller. The Reinvestment Fee is separate from, and in addition to, any pro rata share of Association assessments due and adjusted at settlement.

b. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional reinvestment fee covenant on the burdened property (i.e., the Units). The Reinvestment Fee is intended to benefit the Property by supporting the maintenance, repair, and replacement of Common Areas and all other property or facilities owned by the Association, or for which the Association has any maintenance, repair, or replacement responsibility.

c. To the fullest extent practicable, the Reinvestment Fee shall be collected at closing by the title or escrow company, or any other person facilitating the conveyance, and shall be remitted directly to the Association. All Reinvestment Fees collected shall be allocated exclusively to the Association's reserve fund.

d. The obligation to pay the Reinvestment Fee shall be a joint and several, personal, and continuing obligation of both the seller and the buyer, regardless of whether the buyer acquires title by regular conveyance, foreclosure (judicial or non-judicial), or other means.

3. **REINVESTMENT FEE EXCEPTIONS.** In accordance with Utah Code § 57-1-46(8) and Article 6.1(o) of the Declaration, and notwithstanding anything to the contrary in this Resolution, the Reinvestment Fee shall not be enforced upon any of the following transfers: (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 to the extent that the reinvestment fee covenant requires the payment of a common interest association's costs directly related to the transfer of the burdened property, not to exceed \$250.

4. **AUTHORIZATION FOR RECORDING.** The Governing Body hereby authorizes and approves the preparation and recording of a separate Notice of Reinvestment Fee Covenant (the "Notice"), pursuant to Article 6.1(o) of the Declaration and in compliance with Utah Code § 57-1-46(6), together with this Resolution as an exhibit, in the office of the Cache County Recorder.

5. **EFFECTIVE DATE.** In accordance with Utah Code § 57-1-46(6), the provisions of this Resolution shall not take effect until the date on which the Notice of Reinvestment Fee Covenant is duly recorded in the office of the Cache County Recorder.

6. **CAPITALIZED TERMS.** Unless otherwise defined in this Resolution, all capitalized terms shall have the meanings ascribed to them in the Declaration.

IN WITNESS WHEREOF, the undersigned, constituting a majority of the Governing Body, hereby certify and attest that this Resolution was duly adopted as a Rule at Board meeting held Thursday, July 17, 2025, in accordance with Utah Code § 57-8a-217 and consistent with the requirements of Articles 6.1(o) and 21.4 of the Declaration, for and on behalf of the North Ridge PUD Homeowners Association.

Chris Apedaile 07/25/2025
Chris Apedaile, Director

Marty Higham 07/21/2025
Marty Higham, Director

Maria Lehnen 07/21/2025
Maria Lehnen, Director

Kaylee Spendlove 07/21/2025
Kaylee Spendlove, Director

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