



W3394638

NOTICE OF REINVESTMENT FEE COVENANT

PATRIOT POINTE HOMEOWNERS ASSOCIATION

Lots 1-68 of the Towns at Patriot Pointe – Phase 3 as shown in the plat entitled the same that was recorded as Entry No. 3394631 on the 24 day of the month of November, 2025, in the Weber Country Recorder’s Office, 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>
1		24		47	
2		25		48	
3		26		49	
4		27		50	
5		28		51	
6		29		52	
7		30		53	
8		31		54	
9		32		55	
10		33		56	
11		34		57	
12		35		58	
13		36		59	
14		37		60	
15		38		61	
16		39		62	
17		40		63	
18		41		64	
19		42		65	
20		43		66	
21		44		67	
22		45		68	
23		46			

Parcel numbers 18-177-0001 - 0068

NOTICE OF REINVESTMENT FEE COVENANT

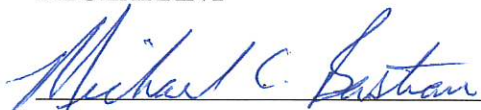
PATRIOT POINTE HOMEOWNERS ASSOCIATION

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 Declaration of Covenants, Conditions, and Restrictions of PATRIOT POINTE HOMEOWNERS ASSOCIATION (the "Declaration"), recorded in the Weber County Recorder's Office, Utah, on the 24 day in the month of November in the year 2025 as Entry No. 2394637 in the Weber County Recorder's Office, Utah (the "Declaration"). The Covenant is administered by the Patriot Pointe Homeowners Association, a Utah nonprofit corporation (the "Association").

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

1. The name and address of the beneficiary under the Covenant are **Patriot Pointe Homeowners Association** (the "Association"), 1877 West 4000 South, Roy, Utah 84067. If this contact information becomes outdated, inquiries may be directed to the Association's registered agent, as listed with the Utah Department of Commerce, Division of Corporations.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**) and to bind 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.

DECLARANT



Mike Bastian, Manager
Castle Creek Capital II, L.L.C.

Date: 11-24-25, 2025

STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On the 24th day of November, 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 is an authorized Manager of the Castle Creek Homes II, LLC, a Utah limited liability company, and that he executed this instrument on behalf of the Declarant by authority of its Members.

(Seal)


NOTARY PUBLIC SIGNATURE



EXHIBIT A
Legal Description of the Property

Lots 1-68 of the Towns at Patriot Pointe – Phase 3 as shown in the plat entitled the same that was recorded as Entry No. 3394631 on the 24 day of the month of November, 2025, in the Weber County Recorder's Office, Utah.

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