

WHEN RECORDED, MAIL TO:

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

NOTICE OF REINVESTMENT FEE COVENANT

SUMMIT CREEK PLACE HOMEOWNERS' ASSOCIATION

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.

<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

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 Homeowners Association – Amended and Restated Declaration of Covenants, Conditions, and Restrictions (the "Declaration"), recorded on 2026-04-06 as Entry No. 1394692 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 If this contact information becomes outdated, communication with the Association may be directed to its registered agent, whose current information is available through the Utah Department of Commerce,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 one-half percent (0.5%) of the value of the burdened property (the "Reinvestment Fee") shall be charged in accordance with Section 11.6 of the Declaration. The "value" means the gross sales price paid for the Unit in an arm's-length transaction (or fair market value if not ascertainable, as determined by the Association in good faith). The Reinvestment Fee shall be paid by the buyer unless otherwise agreed in writing by both the buyer and the seller, is separate from and in addition to any pro rata share of Association assessments adjusted at settlement, and shall, to the fullest extent practicable, be collected at closing by a title company, escrow company, or other person involved in the transaction and paid directly to the Association. The existence of this Covenant precludes any additional reinvestment fee covenant on the burdened property.
4. Pursuant to Section 11.6.4 of the Declaration and Utah Code § 57-1-46(3), the Reinvestment Fee shall not apply to: (1) an involuntary transfer; (2) a transfer resulting from a court order; (3) a bona fide transfer to a family member of the seller within three degrees of consanguinity, upon adequate proof; (4) a transfer or change of interest due to death; or (5) the transfer of a Unit by a financial institution, except that the Association may collect from the transferee an amount not to exceed Two Hundred Fifty Dollars (\$250) for the Association's costs directly related to the transfer.

SUMMIT CREEK PLACE HOMEOWNERS' ASSOCIATION

Abby Nixon

Date: April 3, 2026

Abby Nixon, Director

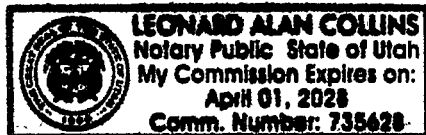
State of Utah

) ss.

Cache County

On the 3 day of April, in the year 2026, personally appeared before me Abby Nixon, who being by me duly sworn or affirmed, acknowledged that she is a Director of Summit Creek Place Homeowners' Association, that she executed the foregoing instrument on behalf of the Association, that she was authorized to do so, and that the Association is bound thereby.

(Seal)



[Signature]
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.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]