WHEN RECORDED, RETURN TO:

WESTERN MANAGEMENT ASSOC. 4252 So. Highland Drive #105 Salt Lake City, Utah 84124

E 3124628 B 7127 P 554-557
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/24/2018 01:42 PM
FEE \$108.00 Pps: 4
DEP RTT REC'D FOR WESTERN MANAGEME
NT ASSOC

## NOTICE OF REINVESTMENT AND TRANFER FEE

(Pursuant to Utah Code Ann. §57-1-46)

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

Pursuant to the requirements of Utah Code Ann. §57-1-46 (2010), this is a notice of a reinvestment fee that will run with the land.

- 1. A reinvestment fee is due upon transfer of title. <u>Crystal Creek Homeowners Association, 2775</u>
  <u>West 100 North, West Point, Utah, 84015</u>, care of Western Management Assoc., PO Box 9375, SLC, UT 84124. Phone: (801) 278.5060. When the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent.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 above referenced reinvestment and transfer fee covenant is intended to run with the land located in Davis County, Utah described in **Exhibit A**, attached hereto and incorporated herein by this reference, and to bind successors in interest and assigns. The amount of the Reinvestment Fee may not exceed ½ of 1.0% of the total purchase price of the Lot/Unit and may be changed from time to time by the board of directors. Transfer fee may not exceed \$200.00.
- 3. The above referenced reinvestment fee covenant shall continue and remain in full force and effect until the board of directors may elect in writing to amend or repeal the notice accordingly.

DATE: /O	-25	, 2018

CRYSTAL CREEK HOMEOWNERS ASSOCIATION

By: Richard Harman Western Management Assoc.

Its: Authorized Agent

Ctober 23

STATE OF UTAH

) :ss

COUNTY OF SALT LAKE

)

Subscribed and sworn to before me on

\_, 2018

Notary Public

Notary Public, State of Utah Commission # 687630 My Commission Expires February 24, 2020

### 2066166 BK 3767 PG 456

E 2066166 B 3767 P 456 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 04/14/2005 12:52 PM FEE \$108.00 Pas: 1 DEP RTT REC'D FOR WEST POINT CITY

MARCH 4, 2005 IVORY NORTH, A JOINT VENTURE

CRYSTAL CREEK PHASE 1 SUBDIVISION LOTS 101 THRU 140, LOT H & PARCELS A THRU G NW 4 4N - 2W OUT OF #12-032-0078 NEW # 12-594 + FILE #4231

## BOUNDARY DESCRIPTION

Beginning at a point on the section line, said line also being the centerline of 3000 West Street and being North 00°03'50" East 1743.42 feet along the section line from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

thence North 00°03'50" East 437.04 feet along the section line and centerline of 3000 West Street;

thence South 89°56'51" East 1325.56 feet to the east line of the west One-half of the Northwest Quarter of said section 4;

thence South  $00^{\circ}05'32"$  West 532.98 feet along the east line of the West One-half of the Northwest Quarter of said section 4;

thence North 89°56'10" West 100.73 feet; thence North 86°26'40" West 30.00 feet;

thence. Southwesterly 6.40 feet along the arc of a 319.93 foot radius curve to the left (Center bears North 86°26'40" West, chord bears South 04°07'42" West 6.40 feet through a central angle of OI°O8'44"); thence North 85°17'56" West 30.00 feet;

thence North 89°56'10" West 295.97 feet;

thence North 75°00'21" West \$2.59 feet;

thence North 15°00'00" East 15.98 feet;

thence North 75°00'00" West 30.00 feet;

thence North 88°54'33" West 158.34 feet;

thence North 00°03'50" East 29.75 feet;

thence North 89°55'05" West 528.00 feet to the section line and centerline of 3000 West Street and the point of beginning.

Contains: 633,580 square feet. 14.545 acres.

## 2149566 BK 3983 PG 467

E 2149566 B 3983 P 467 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 03/03/2006 01:09 PM FEE \$87.00 Pgs: 1 DEP RT REC'D FOR WEST POINT CITY

FEBRUARY 27, 2006 IVORY HOMES, LTD. IVORY NORTH

CRYSTAL CREEK PH. 2 SUBD. LOTS 201 THRU 226 & PARCEL "C" NW 4. T4N, R2W OUT OF #12-032-0075,0080,0081 NEW # 12-636+ FILE # 4411

# BOUNDARY DESCRIPTION

Beginning at a point on the section line, said line also being the centerline of 3000 :- West Street and being North 00°03'50" East 1549.69 feet along the section line from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running,

thence South 89°55'05" East 290.70 feet;

thence North 00°03'50" East 193.73 feet to a point on the south line of Crystal Creek Subdivision Phase I;

thence South 89°55'05" East 23730 feet along the south line of Crystal Creek Subdivision Phase I;

thence South 00°03'50" West 29.75 feet along said subdivision;

thence South 88°54'33" East 158.34 feet along the south line of Crystal Creek Subdivision Phase I, to the west line of 2815 West Street;

thence South 75°00'00" East 30.00 feet to a point on the centerline of 2875 West Street;

thence South 15°00'00" West 15.98 (eet along said centerline;

thence South 75°00'21" East 162.59 feet to the Southwest corner of Lot 132, Crystal Creek Subdivision Phase I;

thence South 37°47'27" West 84,13 feet:

thence South 15°00'00" West 182.00 feet;

thence South 00°03'50" West 185.20 feet;

thence South 19°46'36" West 60.00 feet to a point of curvature;

thence Northwesterly 45.02 feet along the arc of a 397.00 foot radius curve to the left (center bears South 19°46'36" West, chord bears North 73°28'20" West 45.00 feet through a central angle of 06°29'52");

thence South 00°03'50" West 188.19 feet;

thence North 89°54'10" West 112.51 feet;

thence North 00°03'50" East 8860 (eet;

thence West 594.00 feet to the centerline of 3000 West Street said line also being on the section line;

thence North 00°03'50" East 192.50 feet along the centerline of 3000 West Street, also being along the section line;

thence East 4263 [eet;

thence Southeasterly 5.51 feet along the arc of a 15.00 foot radius curve to the left (center bears North 21°02'22" East, chord bears South 79°28'49" East 5.48 (eet through a central angle of 21°02'22")

thence East 96 82 (eet;

thence Southeasterly 73.42 feet along the arc of a 430.00 foot radius curve to the right (center bears South, chord bears South 85°06'32" East 73.33 (eet through a central angle of 09°46'57")

thence North 00°03'50" East 112.25 feet;

thence North 89°55'05" West 217,90 feet to a point on the centerline of 3000 West Street and the section line;

thence North 00°03'50" East 177.78 feet along the centerline of 3000 West Street and the section line to the point of beginning.

, Contains: 439,685 square [eet 10.093 acres, 26 lots I parcel.

## 2185704 BK 4079 PG 1073

E 2185704 B 4079 P 1073 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 07/19/2006 03:59 PM FEE \$56.00 Pas: 1 DEF RTT REC'D FOR WEST POINT CITY

July 13, 2006 IVORY DEVELOPMENT LLC CRYSTAL CREEK PHASE 3 SUBDIVISION

LOTS 301 THRU 326

04 T4N R2W NW

Out of 12-032-0083

New # 12-655 + File # 4493

# BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Lat 206, Crystal Creek Phase 2 Subdivision, said point being North 00°03'50" East 986.50 feet along the section line and South 89°54'10' East 106.51 feet to and along the south line to the Southeast Corner of said Lot 206, Crystal Creek Phase 2 Subdivision from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:

thence North 00°03'50" East 188.19 feet along the east line to the Northeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, being on the south line of 50 North Street;

thence Southeasterly 45.02 feet along the arc of a 397.00 foot radius curve to the right (center bears South 13°16'44" Mest and long chord bears South 13°28'20" East 45.00 feet through a central angle of 06°29'52") along the south line of 50 North Street as defined on the said Crystal Creek Phase 2 Subdivision;

thence North 19°46'36" East 60.00 feet to the Southeast Corner of Lot 205,

Crystal Creek Phase 2 Subdivision, being on the north line of 50 North Street; thence North 00°03'50" East 185.20 along the east line to an angle point in the east line of said Crystal Creek Phase 2 Subdivision;

thence North 15°00'00" East 182.00 feet along the east line to an angle point in the east line of said Crystal Creek Phase 2 Subdivision;

thence North 37°47'27" East 84.13 feet along the east line to the Northeast Corner of Lot 201, Crystal Creek Phase 2 Subdivision, said point also being the Southwest Corner of Lot 132, Crystal Creek Phase I Subdivision;

thence South 89°56'10" East 295,97 feet along the south line of Crystal Creek Phase I Subdivision to the Southeast Corner of Lot 130, Crystal Creek Phase I Subdivision, sold point also being on the west line of 2825 Hest Street as defined on the said Crystal Creek Phase I Subdivision,

thence South 85°17'56" East 30,00 feet to the centerline of said 2825 West Street

thence Northeasterly 6.40 feet along the arc of a 319.93 foot radius curve to the left (center bears North 85°17'56" West and long chord bears North 04°07'42" East 6.40 feet through a central angle of 01°08'44") along the centerline of said 2825 West Street;

thence South 86°26'40" East 30.00 feet to the east line of said 2825 West Street, also being the Southwest Corner of Lot 124, Crystal Creek Phase I Subdivision; thence South 89°56'10" East 100,73 feet along the south line to the Southeast Corner of Lot 129, Crystal Creek Phase I Subdivision;

thence South 00'05'32" West 662.00 feet;

thence North 89°54'10" West 618.45 feet to the Southeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, being the point of beginning.

Contains 369,588 square feet, 8,485 acres, 26 lots.

WHEN RECORDED, RETURN TO:

WESTERN MANAGEMENT ASSOC. 4252 So. Highland Drive #105 Salt Lake City, Utah 84124

RETURNED JAN 2 2 2014

E 2786517 B 5939 P 93-99 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 01/22/2014 09:54 AM FEE \$123.00 Pas: 7 DEP RT REC'D FOR WESTERN MANAGEMEN T ASSOCIATES

12-594-0101 Through 0148 12 - 636-6301 Through 6327 12 - 455-0301 Through 0320

## NOTICE OF REINVESTMENT FEE

(Pursuant to Utah Code Ann. §57-1-46)

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

Pursuant to the requirements of Utah Code Ann. §57-1-46 (2010), this is a notice of a reinvestment fee that will run with the land.

- A reinvestment fee is due upon transfer of title. Crystal Creek Homeowners Association, 2775 West 100 North, West Point, Utah, 84015, care of Western Management Assoc., PO Box 9375, SLC, UT 84124. Phone: (801) 278.5060. If and when the contact information in this paragraph becomes outdated, contact with the Association may 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.
- The burden of the above referenced reinvestment fee covenant is intended to run with the land located in Davis County, Utah described in Exhibit A, attached hereto and incorporated herein by this reference, and to bind successors in interest and assigns.
- The above referenced reinvestment fee covenant shall continue and remain in full force and effect until such time as the board of directors may elect in writing to amend or repeal the notice accordingly.

DATE: /-/7 , 2014

CRYSTAL CREEK

HOMEOWNERS ASSOCIATION

By: Richard Harman/Western Management Assoc.

Its: Authorized Agent

STATE OF UTAH

) :SS

COUNTY OF SALT LAKE

)

Subscribed and sworn to before me on January 17, 2014.

**NICK ZIMMERMAN** COMM. EXP. 04-19-2015

Notary Public Someon a

### 2066166 BK 3767 PG 456

E 2066166 B 3767 P 456 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 04/14/2005 12:52 PM FEE \$108.00 Pas: 1 DEP RTT REC'D FOR WEST POINT CITY

MARCH 4, 2005 IVORY NORTH, A JOINT VENTURE

CRYSTAL CREEK PHASE 1 SUBDIVISION LOTS 101 THRU 140, LOT H & PARCELS A THRU G NW 4 4N - 2W OUT OF #12-032-0078 NEW # 12-594 + FILE #4231

# BOUNDARY DESCRIPTION

Beginning at a point on the section line, said line also being the centerline of 3000 West Street and being North 00°03'50" East 1743.42 feet along the section line from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

thence North 00°03'50" East 437.04 feet along the section line and centerline of 3000 West Street;

thence South 89°56'51" East 1325.56 feet to the east line of the west One-half of the Northwest Quarter of said section 4;

thence 9outh 00°05'32" West 532.98 feet along the east line of the West One-half of the Northwest Quarter of said section 4; thence North 89°56'10" West 100.73 feet;

thence North 86°26'40" West 30.00 feet;

thence Southwesterly 6.40 feet along the arc of a 319.93 foot radius curve to the left (Center bears North 86°26'40" West, chord bears South 04°07'42" West 6.40 feet through a central angle of OI°O8'44");

thence North 85 17 56" West 30.00 feet;

thence North 89°56'10" West 295.97 feet;

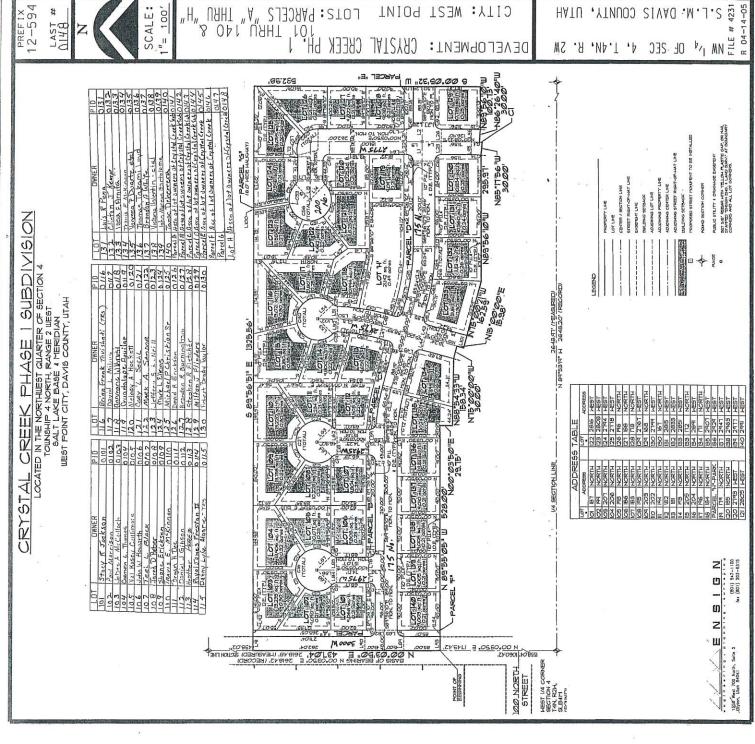
thence North 75°00'21" West 162.59 feet; thence North 15°00'00" East 15.98 feet;

thence North 75°00'00" West 30.00 feet;

thence North 88°54'33" West I58.34 feet; thence North 00°03'50" East 29.75 feet; thence North 89°55'05" West 528.00 feet to the section line and centerline of 3000 West Street and the point of beginning.

Contains: 633,580 square feet. 14.545 acres.

465



CILK: WEST POINT

## 2149566 BK 3983 PG 467

E 2149566 B 3983 P 467 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 03/03/2006 01:09 PM FEE \$37.00 Pgs: 1 DEP RT REC'D FOR WEST POINT CITY

FEBRUARY 27, 2006 IVORY HOMES, LTD. IVORY NORTH

CRYSTAL CREEK PH. 2 SUBD. LOTS 201 THRU 226 & PARCEL "C" NW 4. T4N, R2W OUT OF #12-032-0075,0080,0081 NEW # 12-636+ FILE # 4411

# BOUNDARY DESCRIPTION

Beginning at a point on the section line, said line also being the centerline of 3000 :- West Street and being North 00°03'50" East 1549.69 feet along the section line from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running,

thence South 89°55'05" East 290.70 [eet;

thence North 00°03'50" East 193.73 feet to a point on the south line of Crystal Creek Subdivision Phase I;

thence South 89°55'05" East 23730 feet along the south line of Crystal Creek Subdivision Phase I;

thence South 00°03'50" West 29.75 feet along said subdivision;

thence South 88°54'33" East 158.34 feet along the south line of Crystal Creek Subdivision Phase I, to the west line of 2875 West Street;

thence South 75°00'00" East 30.00 feet to a point on the centerline of 2875 West Street:

thence South 15°00'00" West 15.98 (eet along said centerline;

thence South 75°00'21" East 162.59 feet to the Southwest corner of Lot 132, Crystal Creek Subdivision Phase I;

thence South 37°47'27" West 84.13 [eet:

thence South 15°00'00" West 182.00 (eet;

thence South 00°03'50" West 185.20 feet;

thence South 19°46'36" West 60.00 feet to a point of curvature;

thence Northwesterly 45.02 feet along the arc of a 397.00 foot radius curve to the left (center bears South 19°46'36" West, chord bears North 73°28'20" West 45.00 feet through a central angle of 06°29'52");

thence South 00°03'50" West 188.19 feet;

thence North 89°54'10" West 112.51 feet;

thence North 00°03'50" East 8860 feet;

thence West 594.00 feet to the centerline of 3000 West Street said line also being on the section line;

thence North 00°03'50" East 192.50 feet along the centerline of 3000 West Street, also being along the section line;

thence East 4263 feet:

thence Southeasterly 5.51 feet along the arc of a 15.00 foot radius curve to the left (center bears North 21°02'22" East, chord bears South 79°28'49" East 5.48 feet through a central angle of 21°02'22")

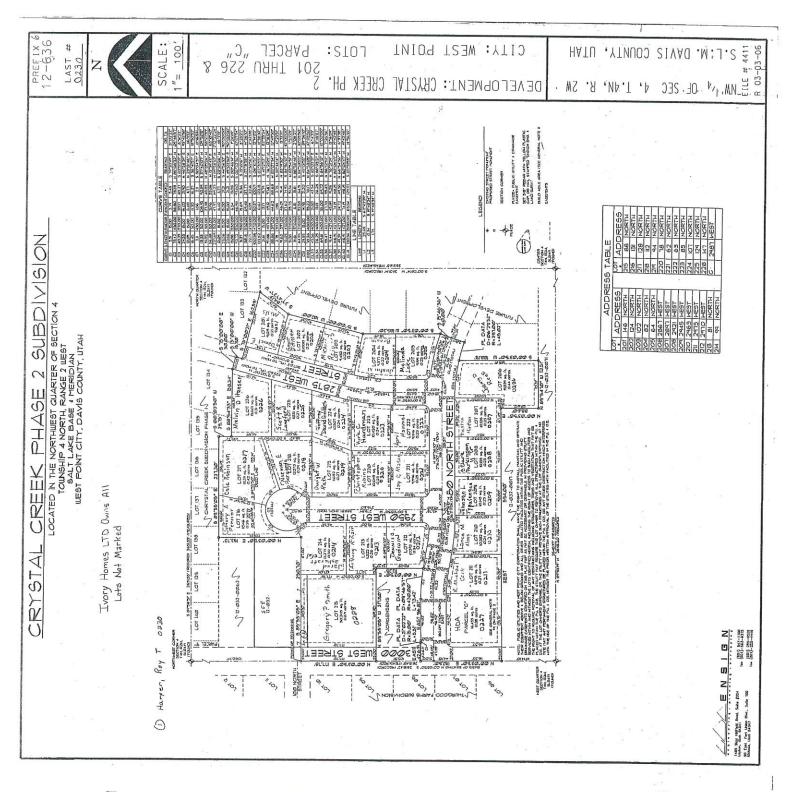
thence East 96 82 (eet;

thence Southeasterly 73.42 feet along the arc of a 430.00 foot radius curve to the right (center bears South, chord bears South 85°06'32" East 73.33 (eet through a central angle of 09°46'57")

thence North 00°03'50" East II2.25 [eet;

thence North 89°55'05" West 217.90 feet to a point on the centerline of 3000 West Street and the section line;

thence North 00°03'50" East 177.78 (eet along the centerline of 3000 West Street and the section line to the point of beginning.



## 2185704 BK 4079 PG 1073

E 2185704 B 4079 P 1073 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 07/19/2006 03:59 PM FEE \$56.00 Pas: 1 DEP RTT REC'D FOR WEST POINT CITY

July 13, 2006 IVORY DEVELOPMENT LLC

CRYSTAL CREEK PHASE 3 SUBDIVISION

LOTS 301 THRU 326

04 T4N R2W NW

Out of 12-032-0083

New # 12-655 + File # 4493

## BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, said point being North 00°03'50" East 486.50 feet along the section line and South 89°54'10' East 706.51 feet to and along the south line to the Southeast Corner of sald Lat 206, Crystal Creek Phase 2 Subdivision from the West Quarter Corner of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:

thence North 00°03'50" East 188.19 feet along the east line to the Northeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, being on the south line of 50 North Street,

thence Southeasterly 45.02 feet along the arc of a 397.00 foot radius curve to the right (center bears South 13°16'44" West and long chard bears South 73°28'20" East 45.00 feet through a central angle of 06°29'52") along the south line of 50 North Street as defined on the said Crystal Creek Phase 2 Subdivision; thence North 19°46'36" East 60.00 feet to the Southeast Corner of Lot 205,

Crystal Creek Phase 2 Subdivision, being on the north line of 50 North Street; thence North 00°03'50" East 185.20 along the east line to an angle point in the

east line of said Crystal Creek Phase 2 Subdivision;

thence North 15°00'00" East 182.00 feet along the east line to an angle point in

the east line of said Crystal Creek Phase 2 Subdivision; thence North 37°47'27" East 84.13 feet along the east line to the Northeast Corner of Lot 201, Crystal Creek Phase 2 Subdivision, said point also being the Southwest Corner of Lot 132, Crystal Creek Phase I Subdivision;

thence South 89°56'10" East 295.91 feet along the south line of Crystal Creek Phase I Subdivision to the Southeast Corner of Lot 130, Crystal Creek Phase I Subdivision, said point also being on the west line of 2825 West Street as defined on the said Crystal Creek Phase I Subdivision,

thence South 85°17'56" East 30.00 feet to the centerline of said 2825 West

thence Northeasterly 6.40 feet along the arc of a 319.93 foot radius curve to the left (center bears North 85°17'56" West and long chard bears North 04°07'42" East 6.40 feet through a central angle of 01°08'44") along the centerline of said 2825 West Street:

thence South 86°26'40" East 30.00 feet to the east line of sold 2825 West Street, also being the Southwest Corner of Lot 129, Crystal Creek Phase I Subdivision; thence South 84°56'10" East 100.73 feet along the south line to the Southeast

Corner of Lat 129, Crystal Creek Phase I Subdivision;

thence South OO'05'32'' West 662.00 feet; thence North 89''54''0'' West 618.45 feet to the Southeast Corner of Lot 206, Crystal Creek Phase 2 Subdivision, being the point of beginning.

Contains 369,588 square feet, 8,485 acres, 26 lots.

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