

NOTICE OF REINVESTMENT FEE COVENANT

(Pursuant to Utah Code Ann. § 57-1-46)

Pursuant to the requirements of Utah Code Ann. § 57-1-46, this instrument is a Notice of Reinvestment Fee Covenant ("Notice") that satisfies the requirements of Utah Code Ann. § 57-1-46(6) and serves as a record notice for that certain reinvestment fee covenant (the "Reinvestment Fee Covenant") that was duly approved and recorded on May 28, 2024, as Entry No. 3573029 against the Property within the First Amendment to the Declaration of Covenants, Conditions & Restrictions of The Brooks on Main Mixed-Use Master Community ("First Amendment").

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

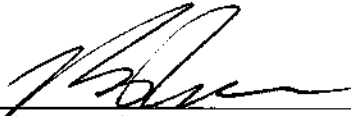
1. The name and address of the beneficiary under the above referenced Reinvestment Fee Covenant is The Brooks on Main Master Homeowners Association, Inc. ("Master Association") c/o Welch Randall Property Management, 5300 South Adams Avenue Parkway Suite #8, Ogden, Utah 84405. If and when the contact information in this paragraph becomes outdated, contact with the Master Association may be made through its registered agent. The current registered agent of the Master Association can be found through the Utah Department of Commerce, Division of Corporations.

2. The burden of the above referenced Reinvestment Fee Covenant is intended to run with the Property, described in **Exhibit "A"**, and to bind successors in interest and assigns. The duration of the above referenced Reinvestment Fee Covenant shall continue and remain in full force and effect until there is recorded an instrument directing the termination or amendment of such Reinvestment Fee Covenant, as provided in the Master Association's governing documents.

3. As of the date of this Reinvestment Fee Covenant, the Master Association shall have power to levy a one-time reinvestment fee. With the exception of those Lots conveyed by Declarant or Declarant Related Entities, which shall be exempt from the Reinvestment Fee, the Master Association may levy a one-time reinvestment fee when a change in ownership of a Lot occurs in the maximum amount of one-half of one percent (.005) of the sale price of the Lot, unless a lesser amount is adopted by the Board from time to time. The Master Association may determine the portion of the Reinvestment Fee that may be paid to Neighborhood Associations. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the administration, maintenance, and operations of Common Areas and facilities and Master Association expenses.

DATED: July 10, 2024.

THE BROOKS ON MAIN MASTER HOMEOWNERS ASSOCIATION, INC.



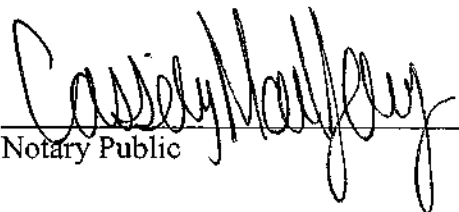
Blake D. Johnson
Attorney and Authorized Agent for
The Brooks on Main Master Homeowners Association, Inc.

STATE OF UTAH)

: ss

COUNTY OF WEBER)

Blake D. Johnson, being first duly sworn, says that he is the attorney and authorized agent for The Brooks on Main Master Homeowners Association, Inc. is authorized by the Master Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.



Notary Public

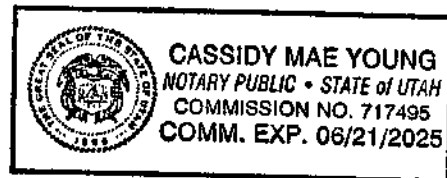


Exhibit "A"

Legal Description

Lots 1-12 of the Brooks P.U.D. Plat, recorded on February 16, 2024 in the Davis County Recorder's Office, as Entry No. 3560999.

Tax IDs: 03-298-0001, 03-298-0002, 03-298-0003, 03-298-0004, 03-298-0005, 03-298-0006, 03-298-0007, 03-298-0008, 03-298-0009, 03-298-0010, 03-298-0011, 03-298-0012

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 45, PLAT "A", BOUNTIFUL TOWNSITE SURVEY, SAID POINT BEING NORTH 89°44'06" EAST 49.50 FEET AND NORTH 00°03'00" WEST 24.75 FEET FROM THE INTERSECTION MONUMENT AT MAIN STREET AND 200 NORTH STREET, SAID POINT BEING ALSO SOUTH 00°13'23" EAST ALONG THE SECTION LINE 505.42 FEET AND SOUTH 89°44'06" WEST 2181.06 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°03'00" WEST 163.50 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 89°43'58" EAST 115.50 FEET; THENCE SOUTH 00°03'08" EAST 81.00 FEET TO THE CENTERLINE OF AN EXISTING DRAINAGE CANAL; THENCE NORTH 89°44'31" EAST ALONG SAID CENTERLINE 75.26 FEET TO A POINT ON A 106.65 FOOT RADIUS NON-TANGENT CURVE (WHICH RADIUS POINT BEARS SOUTH 11°13'43" WEST); THENCE SOUTHEASTERLY 96.68 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 51°56'15" (WHICH LONG CHORD BEARS SOUTH 52°48'05" EAST 93.40 FEET); THENCE SOUTH 00°09'18" EAST 25.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET; THENCE SOUTH 89°44'06" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 265.16 FEET TO THE POINT OF BEGINNING. (THE NAD83 BEARING FOR THE SECTION LINE IS SOUTH 00°06'11" WEST AND HAS A CLOCKWISE ROTATION OF 00°19'34")

CONTAINS 29,792.60 SQ/FT OR 0.68 ACRES