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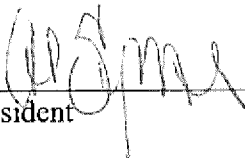
E# 3264982 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
29-Nov-22 1004 AM FEE \$116.00 DEP T
REC FOR: HELGESEN HOUTZ & JONES
ELECTRONICALLY RECORDED

NOTICE OF REINVESTMENT FEE COVENANT

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

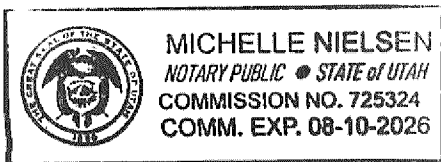
1. Sunset Ridge Owners Association (“Association”), hereby provides notice that it has enacted a Reinvestment Fee Covenant. The Association’s mailing address is: 5160 Sunset Way, Odgen, UT 84403.
2. The burden of the reinvestment fee covenant is intended to run with the land described in Exhibit “A” attached, and to bind successors in interest and assigns.
3. The existence of the reinvestment fee covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.
4. The duration of the reinvestment fee covenant is perpetual.
5. The purpose of the fee required to be paid under the reinvestment fee covenant is (a) to enable the Association to meet its obligations to cover costs related to the transfer of an lot upon which a home as been constructed, (b) for the use and improvement of the Sunset Ridge common areas and facilities appurtenant to the lots, and (c) to pay for association expenses as defined in UCA 57-1-46.
6. The fee required to be paid under the reinvestment fee covenant is required to benefit the Sunset Ridge common area and the owners thereof and is in the amount of 0.5% of the value of an improved lot (including the dwelling) on the burdened property. The fee shall be paid to the Association.

IN WITNESS WHEREOF, we have affixed our signatures this 15 day of November, 2022.

By 
President

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On this 15 day of November, 2022, personally appeared before me At Syne who, being by me duly sworn, did say that (s)he is President of the Sunset Ridge Owners Association and that the within and foregoing instrument was signed in behalf of said Association and (s)he duly acknowledged to me (s)he executed the same.




Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

All of Lots 101 through 109 (Phase 1), 201 through 212 (Phase 2), 301 through 312, and 401 through 410, Sunset Ridge PRUD Phases 1 through 4, Ogden City, Weber County, Utah.

Phase 1	Lots 101 - 109	(Tax I.D. #07-785-0001 through 07-785-0009)
Phase 1	Common Area	(Tax I.D. #07-785-0010 through 07-785-0011)
Phase 2	Lots 201 - 212	(Tax I.D. #07-786-0001 through 07-786-0012)
Phase 2	Common Area	(Tax I.D. #07-786-0013)
Phase 3	Lots 301 - 312	(Tax I.D. #07-821-0001 through 07-821-0012)
Phase 3	Common Area	(Tax I.D. #07-821-0013)
Phase 4	Lots 401-410	(Tax I.D. #07-822-0001 through 07-822-0010)
Phase 4	Common Area	(Tax I.D. #07-822-0011)