



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the LOMOND HEIGHTS PUBLIC INFRASTRUCTURE DISTRICT located in HARRISVILLE CITY, dated MARCH 6, 2026, complying with §17B-1-215, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the LOMOND HEIGHTS PUBLIC INFRASTRUCTURE DISTRICT, located in WEBER COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 7th day of APRIL, 2026 at Salt Lake City, Utah.

A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

(Lomond Heights Public Infrastructure District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Harrisville City, Utah (the "Council"), acting in its capacity as the creating entity for Lomond Heights Public Infrastructure District (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 10, 2026 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507 and §17-23-20, approved as a final local entity plat by the Surveyor of Box Elder County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

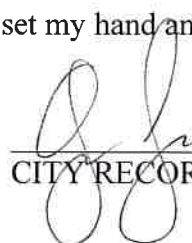
DATED this 10th day of March, 2026.



**CITY COUNCIL OF HARRISVILLE CITY
UTAH, acting in its capacity as the creating
authority for LOMOND HEIGHTS PUBLIC
INFRASTRUCTURE DISTRICT**

By: 
AUTHORIZED REPRESENTATIVE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City this 20 day of March, 2026.


CITY RECORDER

Harrisville City, Utah

March 10, 2026

The City Council (the "Council") of Harrisville City, Utah (the "City"), met in regular session (including by electronic means) on March 10, 2026, at its regular meeting place in Harrisville City, Utah at 7:00 p.m., with the following members of the Council being present:

Roger Shuman	Mayor
Blair Christensen	Councilmember
Karen Taylor-Fawcett	Councilmember
Jason Hadley	Councilmember
Greg Montgomery	Councilmember
Grover Wihelmsen	Councilmember

Also present:

Jack Fogal	City Recorder
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Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this March 10, 2026, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Councilmember Wihelmsen and seconded by Councilmember Fawcett adopted by the following vote:

AYE: Fawcett, Christensen, Wihelmsen

NAY: Hadley, Montgomery

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION -2026-01

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF HARRISVILLE CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF LOMOND HEIGHTS PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") AS AN INDEPENDENT DISTRICT; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT; APPOINTING A BOARD OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the City requesting adoption by resolution of the creation of a Public Infrastructure District pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act") within the City and the annexation or withdrawal of any portion of the boundaries of the District therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in the District (the "Property Owners"); and

WHEREAS, the Petition, containing the consent of such Property Owners has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the District be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the Council, prior to consideration of this Resolution, held a public hearing on March 10, 2026 to receive input from the public regarding the creation of the District and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the Harrisville City Council Chambers located at 20 N. Main Street Harrisville City, UT 84032 because there is no reasonable place to hold a public hearing within the District's boundaries, and the hearing at the Harrisville City Council Chambers was held as close to the proposed District's boundaries as reasonably possible and as allowed for by the Act; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the District before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve

as a board member of the District under Section 17D-4-202(3)(c) of the PID Act because they are agents of property owners within the District's boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the District under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the District shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah for the District a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Entity Plat attached to each as Boundary Notice Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed towards the creation and establishment of the District, are hereby ratified, approved and confirmed.
2. The District is hereby created as separate entities from the City in accordance with the Governing Document and the Act. The boundaries of the District shall be as set forth in the Governing Document and the Plat.
3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from the District, as applicable, without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.
4. The Council does hereby authorize the District to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the District without further request of the District to the City to provide such service under Section 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under Section 17B-1-408, Utah Code Annotated 1953.
5. It is hereby found and determined by the Council that the creation of the District is appropriate to the general welfare, order and security of the City, and the organization of the District pursuant to the PID Act is hereby approved.
6. The Governing Document in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the District shall be governed by the terms thereof and applicable law.
7. The initial Board of Trustee of the District (the "District's Board") are hereby appointed as follows:

- (a) Trustee 1 – Kameron Spencer, for an initial 6-year term;
- (b) Trustee 2 – Braiden Hampton, for an initial 4-year term; and
- (c) Trustee 3 – Brandon Green, for an initial 6-year term.

Such terms shall commence on the date of issuance of a Certificate of Incorporation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notices in substantially the form attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of certificates of incorporation for the District, the Council does hereby authorize the Mayor, a Councilmember, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document and the Boundary Notices or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

11. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

12. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

13. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the City Council of Harrisville City, Utah, this 10th day of March, 2026.

HARRISVILLE CITY, UTAH



By: Roger Shuman
Mayor

ATTEST:

By: [Signature]
City Recorder

(Here follows other business not pertinent to the above.)

Pursuant to motion duly made and seconded, the meeting of the Council of the City adjourned.



By: R. W. Shuman
Mayor

ATTEST:

By: [Signature]
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Jack Fogal, the undersigned City Recorder of Harrisville City, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the Council (the "Council") on March 10, 2026, not less than twenty-four (24) hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

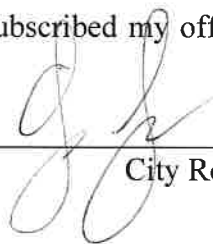
(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) causing a copy of such notice, in the form attached hereto as Schedule 1 to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City's official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 10, 2026.

By: _____



City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA



Outlook

Public Notice Updated for City Council

From support@helpdesk.utah.gov <support@helpdesk.utah.gov>**Date** Tue 2/24/2026 8:53 AM**To** Jack Fogal <jfogal@harrisvillecity.gov>

Utah Public Notice

Documents Updated

- [2026.03.10 Public Hearing Notice.pdf - 2/24/26 8:50 AM](#)

City Council

[View this notice and download a calendar invite](#)

Notice Date & Time: 3/10/26 7:00 PM -3/10/26 9:00 PM

Description/Agenda:

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICTS BY HARRISVILLE CITY, UTAH

March 10, 2026

Notice is hereby given that the City Council (the 'Council') of Harrisville City, Utah (the 'City') will hold a public hearing on Tuesday, March 10, 2026, at or after 7:00 p.m. The public hearing is regarding the proposed creation of Lomond Heights Public Infrastructure District Nos. 1-2 (the 'Proposed Districts') and to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed Districts, (ii) whether the service should be provided by the City or the Proposed Districts, and (iii) all other matters relating to the Proposed Districts. Because consent to the creation of the Proposed Districts and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed Districts, pursuant to Utah Code, Section 17D-4-201, the City may adopt a resolution creating the Proposed Districts immediately after holding the public hearing described herein or on any date thereafter. Any withdrawal of consent to creation or protest of the creation of the Proposed Districts by an affected property owner must be submitted to the City prior to the public hearing described herein.

Meeting Information:

Held By: The City Council of Harrisville City, Utah

Date and Time: Tuesday, March 10, 2026, at or after 7:00 p.m.

Location: Harrisville City Council Chambers

363 West Independence Blvd

Harrisville, Utah 84404

Proposed Districts Boundaries:

Legal descriptions for the Proposed Districts are attached as Appendix A. In addition, it is anticipated that the Proposed Districts would be authorized to adjust their boundaries through annexation and withdrawal of properties, so long as such properties are within the proposed inclusion area, as shown on the map attached as Appendix B and certain requirements as established in a governing document have been met.

Summary of Proposed Resolution:

The proposed resolution regarding the creation of the Proposed Districts contains consideration of approval of the following items:

- Creation of the Proposed Districts with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed Districts of any area within the annexation areas without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for the each of the Proposed Districts, comprised as follows:
 - o Trustee 1 - Kameron Spencer, for an initial 6-year term;
 - o Trustee 2 - Braiden Hampton, for an initial 4-year term; and
 - o Trustee 3 - Brandon Green, for an initial 6-year term.
- Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document for the Proposed Districts:
 - o Permitting a mill levy of 0.005 per dollar of taxable value of property in the Proposed Districts
 - o Shared limited tax debt limit of \$20 million
 - o Permitting the Proposed Districts to issue debt repayable from property taxes, special assessments, tax increment and other revenues of the Proposed Districts

Proposed Service:

Lomond Heights Public Infrastructure District Nos. 1-2 is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Lomond Heights development (the 'Project'), as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953.

Sincerely,

The City Council of Harrisville City, Utah

Notice of Special Accommodations:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations to participate in the meeting, should notify the City Recorder's Office, 801.782.9648 at least three working days prior to the meeting.

Notice of Electronic or telephone participation:

NA

Other information:**Location:**

363 W Independence Blvd, Harrisville , 84404

Contact information:



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100

www.harrisvillecity.gov

MAYOR:
Roger Shuman

COUNCIL MEMBERS:
Grover Wilhelmsen
Blair Christensen
Karen Fawcett
Jason Hadley
Greg Montgomery

CITY COUNCIL AGENDA

March 10th, 2026

[Zoom Meeting Link](#)

Meeting ID: 880 8788 5329

Passcode: 987564

7:00 PM City Council Meeting

Presiding: Mayor Roger Shuman

Mayor Pro Tem: Jason Hadley

1. **Call to Order** [Mayor Shuman]
2. **Opening**
 - a. Pledge of Allegiance [Council Member Hadley]
3. **Public Comment** – (3 Minute Maximum)
4. **Consent Items**
 - a. Approval of meeting minutes for February 10, 2026.
 - b. Quarterly Budget Audit and Financial Review. [Jill Hunt]
5. **Business Item**
 - a. **Public Hearing** – Public Hearing for Resolution 26-01; Providing for the creation of Lomond Heights Public Infrastructure Districts 1 and 2. [Brandon Green]
 - b. Discussion/possible action to adopt Resolution 26-01; Providing for the creation of Lomond Heights Public Infrastructure Districts 1 and 2. [Brandon Green]
 - c. Discussion/possible action to adopt resolution 26-02; a resolution approving an interlocal agreement with Weber County for animal control services. [Jennie Knight]
 - d. Discussion/possible action to adopt Resolution 26-03; approving signers for Bank Of Utah and seized assets savings account. [Jill Hunt]
 - e. Discussion/possible action to approve City Hall/Public Safety building perimeter fence. [Jennie Knight]
 - f. Discussion/possible action to approve change order for City Hall/Public Safety building exterior cladding. [Jennie Knight]
 - g. Discussion/possible action to approve the purchase of 2 police vehicles. [Mark Wilson]
 - h. Discussion/possible action to surplus equipment. [Jennie Knight]
 - i. Parks Discussion. [Jennie Knight]
 - j. Arbor Day Proclamation. [Jennie Knight]
 - k. Discussion/possible action to purchase Utah Rivers Council Rain Barrel Program. [Council Member Montgomery]
 - l. Rules of Procedure Discussion. [Council Member Montgomery]
6. **Mayor/Council/Staff Follow-up**
 - a. Economic Development Partnership Assignment.
 - b. Ogden Pioneer Days Parade Float Request.
7. **Adjournment**

The foregoing City Council agenda was posted and can be viewed at City Hall, on the City's website harrisvillecity.gov, and at the Utah Public Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Requests for assistance may be made by contacting the City Recorder at (801) 782-4100, at least three working days before the meeting.

Posted: By: Jack Fogal, City Recorder.

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE



HARRISVILLE CITY

363 West Independence \$ Harrisville, Utah 84404 \$ (801) 782-4100

MAYOR:

Michelle N. Tait

COUNCIL MEMBERS:

Grover Wilhelmsen

Steve Weiss

Blair Christensen

Max Jackson

Karen Taylor-Fawcett

HARRISVILLE CITY – 2026 MEETING SCHEDULE

In accordance with Utah Code Section 52-4-202(2), notice is hereby given of the 2026 Meeting Schedule for Harrisville City. The City Council will meet on January 13, 2026, at 7:00 PM, and will subsequently meet the second Tuesday of each month thereafter at the same time. The Planning Commission will meet on January 14, 2026, at 7:00 PM, and will subsequently meet the second Wednesday of each month thereafter at the same time. Special or emergency meetings may be called, if needed, in accordance with state law. Some meetings may be canceled. Unless otherwise announced, all meetings will be held at the Harrisville City Offices located at: 363 W Independence Blvd, Harrisville, UT 84404. For special accommodation contact the city office at least 24 hours before any meeting. For questions, contact the city office at (801)782-4100.

Jack Fogal, City Recorder
Published: January 8, 2026

Harrisville City – 2026 Meeting Dates	
City Council	Planning Commission
January 13, 2026	January 14, 2026
January 27, 2026 – Retreat	February 11, 2026
February 10, 2026	March 11, 2026
March 10, 2026	April 8, 2026
April 14, 2026	May 13, 2026
May 12, 2026	June 10, 2026
June 9, 2026	July 8, 2026
July 14, 2026	August 12, 2026
August 11, 2026	September 9, 2026
September 8, 2026	October 14, 2026
October 13, 2026	November 11, 2026
November 10, 2026	December 9, 2026
December 8, 2026	

EXHIBIT B
GOVERNING DOCUMENT

GOVERNING DOCUMENT
FOR
LOMOND HEIGHTS PUBLIC INFRASTRUCTURE DISTRICT
HARRISVILLE CITY, UTAH

March 6, 2025

Prepared By:

York Howell, LLC
South Jordan, Utah

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I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Governing Document, its activity is subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Governing Document. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated property owners, residents, tenants, invitees, and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements. It is anticipated that the District will own certain improvements not otherwise required to be dedicated to the City or other applicable entity in accordance with the Approved Development Plan.

B. Need for the District.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding District's Governing Document.

The City's objective in approving the Governing Document for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a tax mill levy no higher than the Maximum Debt Mill Levy and/or repaid by Assessments, Fees, or other legally available revenues. Debt which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose for creating the District is to provide for the Public Improvements associated with development and regional needs.

It is the intent that the District dissolve upon payment or defeasance of all Debt incurred or upon a determination that adequate provision has been made for the payment of all Debt.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments, Fees, or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties. The District is

also permitted to utilize other legally available revenues for the repayment of Debt. It is the intent of this Governing Document to assure to the extent possible that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexation Area Boundaries: means the boundaries of the area described in the Annexation Area Boundary Map which have been approved by the City for annexation into the District upon the meeting of certain requirements.

Annexation Area Boundary Map: means the map attached hereto as Exhibit C, describing the property proposed for annexation into the District.

Approved Development Agreement: means the Master Development Agreement for Ben Lomond Views dated June 22, 2021, by and between the City and BLD Investments, LLC, a Utah limited liability company, as amended from time-to-time.

Assessments: means assessments levied in an assessment area created within a District pursuant to the Assessment Area Act, Title 11, Chapter 42 of the Utah Code, as amended from time to time and any successor statute thereto.

Assessment Act: means collectively, (i) Title 11, Chapter 42, Utah Code as may be amended from time to time and (ii) the C-PACE Act.

Assessment Debt: means Bonds, for the payment of which the District has promised to collect Assessments.

Board: means the board of trustees of the District.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which the District has promised to impose an ad valorem property tax mill levy, collect Assessments, and/or pledge any legally available revenues.

City: means Harrisville City, Utah.

City Code: means the City Code of Harrisville, Utah.

City Council: means the City Council of Harrisville City, Utah.

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the District issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

District: means Lomond Heights Public Infrastructure District.

District Act: means the Special District Act and the PID Act.

District Area: means the property within the Initial District Boundary Map and the Annexation Area Boundary Map.

Developer: means BCP Ben Lomond, LLC, and its affiliates and successors and assigns.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means one or more fees imposed by the District for the payment of costs of administering the District, acquiring, improving, constructing, enlarging, or extending improvements, facilities, or property or issuing bonds and paying debt service on district bonds pursuant to Section 17D-4-302 of the PID Act or Section 17B-1-103(2)(j) of the Special District Act.

Financial Plan: means the Financial Plan described in Section VIII which describes (i) the potential means whereby the Public Improvements may be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes, Assessments, and/or Fees for the first budget year.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by the District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the District approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with the City's ordinance and the applicable State law and approved by the Board in accordance with applicable State law.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as Exhibit C, describing the initial boundaries of the District.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by the District which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VIII.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy for any given series of bonds as set forth in Section VIII.D below.

Municipal Advisor: shall have the meaning ascribed to such term in the PID Act.

Petitioner: means BCP Ben Lomond, LLC, a Utah limited liability company.

Project: means collectively, the development or properties commonly referred to as Lomond Heights.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the District Area as determined by the Board, and includes Public Infrastructure and Improvements as defined in the PID Act.

Regional Improvements: means Public Improvements and facilities that benefit the District Area and which are to be financed pursuant to Section VII below.

Special District Act: means Title 17B of the Utah Code, as amended from time to time and any successor statute thereto.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to ad valorem taxes imposed by the District.

Trustee: means a member of the Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 123.20 acres. The Annexation Area Boundaries includes approximately 123.20 acres, and includes the Initial District Boundaries. A legal description of the Initial District Boundaries and the Annexation Area Boundaries is attached hereto as **Exhibit A**. A vicinity map is attached hereto as **Exhibit B**. A map of the Initial District Boundaries and Annexation Area Boundaries is attached hereto as **Exhibit C**. It is anticipated that the District boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17B-4-201, Utah Code, subject to Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The District Area consists of approximately 123.20 acres of undeveloped land. The assessed valuation as of 2025 of the District Area is \$4,427,169 for purposes of this Governing Document and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

This Governing Document shall not be construed to imply approval of the development of a specific area within the District or to supersede any applicable regulation relating to development within the District, subject to the Approved Development Agreement.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Governing Document Amendment.

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. **Operations and Maintenance Limitation.** The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District may dedicate the Public Improvements which are not privately owned to the City or other appropriate public entity, utility, or owners association in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code. The District may also plan for, design, acquire, construct, install, relocate, redevelop and finance privately owned roads, rights-of-way, trails, parking facilities or any other privately owned facilities as are permitted by the District Act. In accordance with the PID Act, the District is also expressly permitted to finance vertical construction of residential homes and related improvements.

2. **Construction Standards Limitation.** The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications

of the City and of other governmental entities having proper jurisdiction. The District will obtain any necessary permits and will abide by all applicable local, State, and federal laws.

3. Procurement. The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the District may acquire or pay for completed or partially completed improvements constructed by the Petitioner and/or other third parties for fair market value as reasonably determined by any one of a surveyor or engineer that the District employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the Public Improvements.

4. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, a District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.

We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

5. Annexation and Withdrawal.

(a) The District shall not include within any of its boundaries any property outside the District Area without the prior written consent of the City. The City, by approval of this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into the District. Such area may only be annexed upon the District obtaining any consents required under the PID Act and the passage of a resolution of the District's Board approving such annexation.

(b) The City, by resolution and approval of this Governing Document, has consented to the withdrawal of any area within the District Boundaries from the District. Such area may only be withdrawn upon the District obtaining any consents required under the PID Act and the passage of a resolution of the District's Board approving such withdrawal.

(c) Any annexation or withdrawal shall be in accordance with the applicable requirements of the District Act.

(d) Upon any annexation or withdrawal, such District shall provide the County a description of the revised District Boundaries.

(e) Annexation or withdrawal of any area in accordance with V.A.5(a) and (b) shall not constitute an amendment of this Governing Document.

6. Overlap Limitation. The boundaries of the District shall not overlap the boundaries of any other District or other financing district which is not a traditional service provider unless the aggregate mill levy for payment of Debt of the District and such financing districts will not at any time exceed the Maximum Debt Mill Levy of the District.

7. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan, the District shall not: (i) issue any Debt; nor (ii) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (iii) impose and collect any Assessments used for the purpose of repayment of Debt.

8. Total Limited Tax Debt Issuance Limitation. The District shall not issue Limited Tax Debt in excess of an aggregate amount of **Twenty Million Dollars (\$20,000,000)**. This amount excludes any portion of Bonds issued to refund a prior issuance of Debt by the District. Any Assessment Debt or C-PACE Bonds do not count against the foregoing limitation and there is no limit to the amount of Assessment Debt or C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment Act. Notwithstanding the foregoing, the District shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2050.

9. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term, and the Fees have been established under the authority of the County to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment.

10. Governing Document Amendment Requirement.

(a) This Governing Document has been designed with sufficient flexibility to enable the District to provide required facilities under evolving circumstances without the need for numerous amendments. Actions of the District which violate the limitations set

forth in V.A.1-9 above or in VIII.B-G. shall be deemed to be material modifications to this Governing Document and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolution of the City and the District approving such amendment.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed shall be prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District Area and is approximately Fifty Million Dollars (\$50,000,000.00).

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with all applicable public entities and shall be in accordance with the requirements of the Approved Development Agreement. All construction cost estimates are based on the assumption that construction conforms to applicable local, State, or federal requirements.

VI. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of 3 Trustees. The initial Board of the District shall be appointed by the City Council by resolution concurrent with the approval of this Governing Document. All Trustees shall hold at large seats. Trustee terms for the District shall be staggered with initial terms as follows: Trustee 3 shall serve an initial term of 4 years; Trustees 1 and 2 shall serve an initial term of 6 years. All terms shall commence on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of the District.

B. Transition to Elected Board

Prior to the issuance of Bonds by the District, the District shall estimate the total number of residential units within the District at full buildout of the property within the District (the "Anticipated Units"). Upon any annexation or withdrawal in accordance with this Governing Document, any affected District may adjust its Anticipated Units to reflect such boundary change. The respective board seats shall transition from appointed to elected seats according to the following milestones:

Trustee 1. Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the Anticipated Units have received certificates of occupancy.

Trustee 2. Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the Anticipated Units have received certificates of occupancy.

Trustee 3. Trustee 3 shall transition to an elected seat after the end of a full term during which 90% of the Anticipated Units have received certificates of occupancy.

C. Transition Timeline. No transition pursuant to this Section shall become effective until the next scheduled regular election of the District after the expiration of such Board members then current term (provided that any seat transitioning on January 1 of a year shall be elected at the regular election preceding such date). Registered voters within this Section shall mean voters whose "principal place of residence," as that term is defined under Utah Code 20A-2-105(1)(a), is within the District.

D. Reelection and Reappointment. Upon the expiration of a Trustee's respective term, any seat which has not transitioned to an elected seat shall be appointed by the Board pursuant to the PID Act and any seat which has transitioned to an elected seat shall be elected pursuant to an election held for such purpose. In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled in accordance with the Special District Act.

E. Vacancy. Any vacancy on the Board shall be filled by the Board pursuant to the District Act.

F. Compensation. Unless otherwise permitted by the PID Act, only Trustees who are residents of the District may be compensated for services as Trustee. Such compensation shall be in accordance with State Law.

G. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with 17D-4-202 and 67-16-9, Utah Code, shall be entitled to vote on such matters.

VII. REGIONAL IMPROVEMENTS

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and a contribution to the funding of the Regional Improvements and fund the administration and overhead costs related to the provisions of the Regional Improvements.

VIII. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the District. The "Financial Plan" for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments, Fees, and other legally available revenues. The total Limited Tax Debt that the District shall be permitted to issue shall not **exceed Twenty Million Dollars (\$20,000,000)** and shall be permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. Any portion of Debt issued to refund a prior issuance of Debt by the District shall not count against the permitted total Debt. In addition, any Assessment Debt or C-PACE Bonds do

not count against the foregoing limitation and there is no limit to the amount of Assessment Debt or C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment Act. All Bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including, without limitation, general ad valorem taxes to be imposed upon all Taxable Property within the District, impact fees, and Assessments. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

(a) The "Maximum Debt Mill Levy," which is the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Limited Tax Debt and administrative expenses, shall be **0.005 per dollar** of taxable value of taxable property in the District; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(13), Utah Code.

(b) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

D. Maximum Debt Mill Levy Imposition Term.

Each Bond issued by the District shall mature within thirty-one (31) years from the date of issuance of such Bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the year of the first imposition of a mill levy with respect to such Bond (the "Maximum Debt Mill Levy Imposition Term").

E. Debt Repayment Sources.

The District may impose a mill levy on Taxable Property within its boundaries, up to the Maximum Mill Levy, as a primary source of revenue for repayment of debt service. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the levy of ad valorem property taxes, the power to assess Assessments, and the power to impose Fees, penalties, and charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Except as described in Section VIII.C(a), the debt service mill levy in the District shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term, except for repayment of General Obligation Debt.

All Assessments (other than Assessments under the C-PACE Act) imposed by the District on a residential parcel shall be payable at or before the time of transfer of such residential parcel to an End User. Any Assessments issued under the C-PACE Act may be repayable in accordance with the provisions of such act.

The District shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of mill levy or Assessment. This provision shall not prohibit the division of costs between mill levies and Assessments but is intended to prevent double taxation of End Users for the costs of Public Improvements.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

G. Security for Debt.

The District shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

H. Districts' Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be Fifty Thousand Dollars (\$50,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's operating budget is estimated to be approximately Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from property taxes and other revenues. The District may also enter into a reimbursement agreement with the Developer of the Project to reimburse such Developer for any such administrative costs paid by Developer.

I. Bond and Disclosure Counsel; Municipal Advisor.

It is the intent of the City that the District shall use competent and nationally recognized bond and disclosure counsel and a Municipal Advisor with respect to District Bonds to ensure proper issuance and compliance with this Governing Document.

IX. REPORTING

Notwithstanding Section 17D-4-205, no annual reports are required to be delivered to the City by the District. Nothing in this provision shall excuse a District from compliance with any other reporting requirements applicable to the District.

X. DISSOLUTION

Upon repayment of defeasance of the Debt of the District, the District agrees to file petitions for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution of the District occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

XI. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a certificate of creation of the District, or the annexation of property into the District, the Board shall record a notice with the recorder of Weber County. Such notice shall (a) contain a description of the boundaries and annexation area of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the District; and (d) if applicable, stating that the Debt may be converted to General Obligation Debt and outlining the provisions relating to such conversion. Such notice shall further be filled with the City.

In addition, the Developer and the Board shall ensure that the Developer, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information to initial resident homeowners, renters, commercial property owners, and/or commercial tenants:

- (1) All of the information in the first paragraph of this XI;
- (2) A disclosure outlining the impact of any applicable property tax, in substantially the following form:

“Under the maximum property tax rate of the District, **for every \$100,000 of taxable value**, there would be an **additional annual property tax of \$500** for the duration of the District’s Bonds.”

Failure to provide any disclosures required by this Section shall not relieve any property owner of the obligation to pay taxes imposed by the District.

- (3) Such disclosures shall be contained on a separate colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

XII. ENFORCEMENT

In accordance with Section 17D-4-201(5) of the Utah Code, the City may imposed certain limitations on the powers of the Districts through this Governing Document. The City shall have the right to enforce any of the provisions, limitations or restrictions in this Governing Document against the District, through any and all legal or equitable means available to the City, including, but not limited to, injunctive relief, specific performance, and/or monetary damages.

EXHIBIT A
(Legal Descriptions)



LEGAL DESCRIPTIONS
PREPARED FOR
BCP BEN LOMOND LLC
Job No. 2025-0003
(March 10, 2026)

LOMOND HEIGHTS PID ANNEXATION AREA

A portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32 Township 7 North, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence S00°56'12"W along the Section Line (also being the west line of the **Ben Lomond Estates No. 1** subdivision) 1167.76 feet; thence N88°51'55"W 9.33 feet; thence S00°31'47"W along the westerly line of **Lacey Lane Subdivision** and the westerly line of **Hunting Creek Subdivision No. 3** subdivision 685.73 feet to the north line of the **Hunting Creek Subdivision No. 1** subdivision; thence N89°36'23"W along said north line 835.92 feet to the easterly Right-of-Way line of U.S. State Highway 89; thence N26°27'05"W along said easterly Right-of-Way line 2651.55 feet to the easterly line of that real property described in Deed Entry No. 2657978 in the official records of the Weber County Recorder; thence N07°32'24"W along said easterly line 192.65 feet to an existing fence line; thence along said fence line the following two (2) courses: S89°57'00"E 7.27 feet; thence N07°40'58"W 77.15 feet to the southwest corner of that real property described in Deed Entry No. 2263169 in the official records of the Weber County Recorder; thence S80°14'36"E along the south line of that real property described in Deeds Entry No. 2263169, 2377000 and 2252595 in the official records of the Weber County Recorder, 102.38 feet to an existing fence line; thence along said fence line and the southerly lines of that real property described in Deeds Entry No. 2252595, 2742724 and 2740693 in the official records of the Weber County Recorder, the following seven (7) courses: S62°04'18"E 30.02 feet; thence S72°22'48"E 29.29 feet; thence S77°20'03"E 19.46 feet; thence S75°01'46"E 19.83 feet; thence S72°22'08"E 89.10 feet; thence S68°32'53"E 27.99 feet; thence S64°28'59"E 123.06 feet to a fence corner also being described on that (lot line adjustment) Record of Survey No. 3036 on file in the office of the Weber County Surveyor; thence N36°25'57"E along said Record of Survey and fence line 73.59 feet to a point being 0.5' southerly from an existing fence line; thence following in part along an existing fence line the following two (2) courses: S65°00'00"E 331.08 feet; thence N62°00'00"E 714.46 feet to the westerly line of the **Golfcrest Village Townhomes Subdivision Phase 1**; thence along the westerly and southerly lines of the **Golfcrest Village Townhomes Subdivision Phases 1 and 2**, the following nine (9) courses: S1°28'12"W 104.18 feet; thence S28°41'01"E 46.93 feet; thence S52°56'13"E 45.11 feet; thence S61°19'40"E 219.60 feet; thence S62°57'04"E 332.58 feet; thence N54°21'20"E 10.08 feet; thence S62°43'49"E 400.94 feet; thence S61°04'10"E 88.75 feet; thence S64°19'53"E 90.70 feet to the southwest corner of the **Golf View Estates Subdivision Phase 2 P.R.U.D.**; thence along said Subdivision the following five (5) courses: S65°26'08"E 142.10 feet; thence N60°14'23"E 437.69 feet; thence N43°18'38"E 287.98 feet; thence N28°55'16"E 188.14 feet; thence N6°51'52"E 229.25 feet more or less to the south line of 2000 North Street; thence S88°46'25"E along said south line 1387.99 feet to the west line of **Roylance Farms Subdivision Phase 3**; thence S0°14'56"W along said subdivision 739.21 feet to a found rebar and cap (Utah Land Survey) marking the northeast corner of **Roylance Farms P.R.U.D Phase 2** subdivision; thence along said subdivision (being between 0.1'-1.0' south of an existing chain link fence) the following three (3) courses: S82°48'32"W 722.57 feet; thence S64°48'32"W 290.40 feet; thence N89°52'59"W 1608.66 feet (the previous call also running in part along the north boundary line of **Ben Lomond Estates No. 1** subdivision) to the point of beginning.

Contains: ±5372643 Square Feet or 123.34 Acres.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

All of the "Well Property" described in Deed Entry No. 1796151, Book: 2168, Page: 1417 in the official records of the Weber County Recorder, said property being located in the Northeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, described by survey as follows:

Beginning at a point located S00°00'06"E (Deed: South) 463.31 feet and N89°59'54"E (Deed: East) 1375.40 feet from the North Quarter Corner of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Basis of Bearing being N00°46'43"E between the South Quarter and Center of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian (Deed: N00°46'49"E – All bearings have been rotated clockwise 00°00'06" accordingly); thence N79°10'54"E 60.00 feet; thence S10°49'06"E 100.00 feet; thence S79°10'54"W 60.00 feet; thence N10°49'06"W 100.00 feet to the point of beginning.

Contains: ±6000 Square Feet or 0.14 Acres.

Net Area Contains: ±123.20 Acres

5,366,643 Sq. Ft.

LOMOND HEIGHTS PID BOUNDARY DESCRIPTION

A portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32, Township 7 North, Range 1 West Salt Lake Base & Meridian and being more particularly described as follows:

Beginning at the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base & Meridian; thence S00°56'12"W along the Section Line (also being the west line of the Ben Lomond Estates No. 1 Subdivision) 1167.76 feet; thence N88°51'55"W 9.33 feet; thence S00°31'47"W along the Westerly Line of Lacey Lane Subdivision and the Westerly Line of Hunting Creek No. 3 Subdivision 685.73 feet to the North Line of Hunting Creek No. 1 Subdivision; thence N89°36'23"W along said North Line 835.92 feet to and along the Southerly Boundary for Ben Lomond Phase 2-A Subdivision in the official records of the Weber County Recorder and to the Easterly Right-of-Way Line of US State Highway 89; thence N26°27'05"W along said Easterly Right-of-Way Line (also being along and on the extension thereof of the Westerly Boundary of Ben Lomond Phase 2-A Subdivision) 2651.55 feet to the Easterly Line of that Real Property described in Deed Entry No. 2657978 in the official records of the Weber County Recorder; thence N07°32'24"W along said Easterly Line 192.65 feet to an existing fence line; thence along said fence line the following two (2) courses: S89°57'00"E 7.27 feet; thence N07°40'58"W 77.15 feet to the Southwest corner of that Real Property described in Deed Entry No. 2263169 in the official records of the Weber County Recorder; thence S80°14'36"E along the South Line of that Real Property described in Deeds Entry No. 2263169, 2377000, 2252595 in the official record of the Weber County Recorder 102.38 feet to an existing fence line; thence along said fence line and Southerly lines of that Real Property Deeds Entry No. 2252595, 2742724, 2740693 in the official records of the Weber County Recorder, the following seven (7) courses: S62°04'18"E 30.02 feet; thence S72°22'48"E 29.29 feet; thence S77°20'03"E 19.46 feet; thence S75°01'46"E 19.83 feet; thence S72°22'08"E 89.10 feet; thence S68°32'53"E 27.99 feet; thence S64°28'59"E 123.06 feet to the fence corner also being described on that (Lot Line Adjustment) Record of Survey No. 3036 on file in the office of the Weber County Surveyor; thence N36°25'57"E along said Record of Survey and fence line 73.59 feet to a point being 0.5 feet Southerly from an existing fence line; thence following in part an existing fence line the following two (2) courses: S65°00'00"E 331.08 feet; thence N62°00'00"E 714.46 feet to the Westerly Line of Golf Crest Village Townhomes Subdivision Phase 1; thence along the Westerly and Southerly Lines of the Golf Crest Village Townhomes Subdivision Phases 1 and 2 the following nine (9) courses: S01°28'12"W 104.18 feet; thence S28°41'01"E 46.93 feet; thence S52°56'13"E 45.11 feet; thence S61°19'40"E 219.60 feet; thence

S62°57'04"E 332.58 feet; thence N54°21'20"E 10.08 feet; thence S62°43'49"E 400.94 feet; thence S61°04'10"E 88.75 feet; thence S64°19'53"E 90.70 feet to the Southwest Corner of the Golf View Estates Subdivision Phase 2 P.R.U.D. 1st Amendment; thence along said Subdivision the following five (5) courses: S65°26'08"E 142.10 feet; thence N60°14'23"E 437.69 feet; thence N43°18'38"E 287.98 feet; thence N28°55'16"E 188.14 feet; thence N06°51'52"E 229.25 feet more or less to the South Line of 2000 North Street; thence S88°46'25"E along said South Line 1387.99 feet to the West Line of Roylance Farms Subdivision Phase 3; thence S00°14'56"W along said Subdivision 739.21 feet to a found Rebar and Cap (Utah Land Survey) marking the Northeast Corner of Roylance Farms P.R.U.D. Phase 2 Subdivision; thence along said Subdivision (being between 0.1'-1.0' South of an existing chain link fence) the following three (3) courses: S82°48'32"W 722.57 feet; thence S64°48'32"W 290.40 feet; thence N89°52'59"W 191.12 feet; thence N00°07'01"E 116.15 feet; thence N89°52'59"W 16.53 feet; thence N01°19'42"E 152.03 feet; thence N89°52'59"W 182.11 feet; thence N71°12'45"W 100.59 feet; thence N46°41'22"W 84.00 feet; thence N43°18'38"E 12.00 feet; thence N46°41'22"W 50.00 feet; thence S43°18'38"W 38.59 feet; thence along the arc of a curve to the right 186.15 feet with a radius of 630.00 feet through a central angle of 16°55'45", chord: S51°46'31"W 185.47 feet; thence S60°14'23"W 40.11 feet; thence S29°45'37"E 97.50 feet; thence S60°14'23"W 85.00 feet; thence N29°45'37"W 5.50 feet; thence S60°14'23"W 20.00 feet; thence S29°45'37"E 5.50 feet; thence S60°14'23"W 85.00 feet; thence N29°45'37"W 97.50 feet; thence S60°14'23"W 172.34 feet; thence along the arc of a curve to the right 224.23 feet with a radius of 430.00 feet through a central angle of 29°52'38", chord: S75°10'42"W 221.69 feet; thence N89°52'59"W 302.28 feet to the point of beginning.

Contains: ±5168566 square feet or 118.65 acres.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

All of the "Well Property" described in Deed Entry No. 1796151, Book: 2168, Page: 1417 in the official records of the Weber County Recorder, said property being located in the Northeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, described by survey as follows:

Beginning at a point located S00°00'06"E (Deed: South) 463.31 feet and N89°59'54"E (Deed: East) 1375.40 feet from the North Quarter Corner of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Basis of Bearing being N00°46'43"E between the South Quarter and Center of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian (Deed: N00°46'49"E – All bearings have been rotated clockwise 00°00'06" accordingly); thence N79°10'54"E 60.00 feet; thence S10°49'06"E 100.00 feet; thence S79°10'54"W 60.00 feet; thence N10°49'06"W 100.00 feet to the point of beginning.

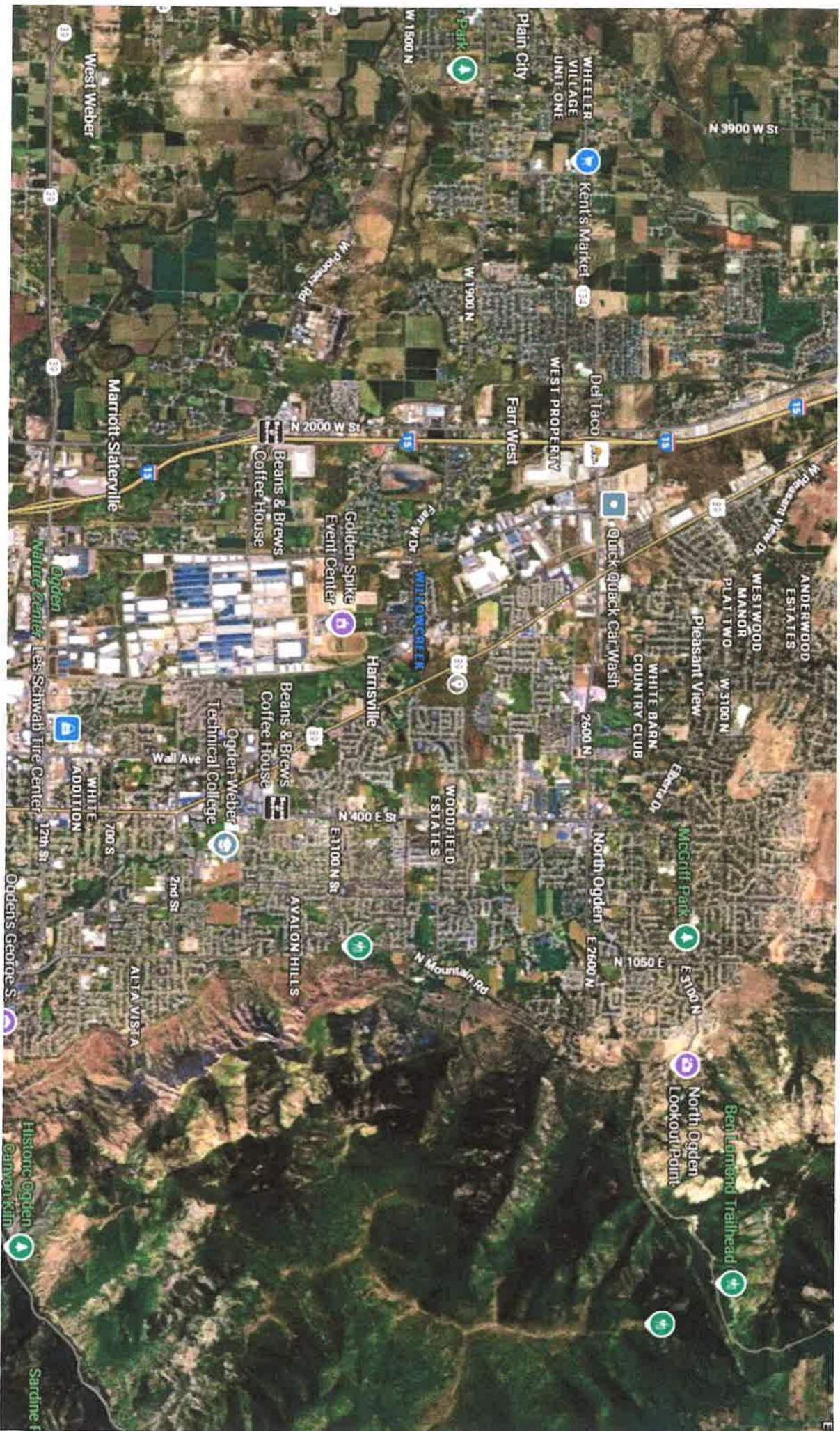
Contains: ±6000 Square Feet or 0.14 Acres.

Net Area Contains: ±118.51 Acres

5,162,566 Sq. Ft.

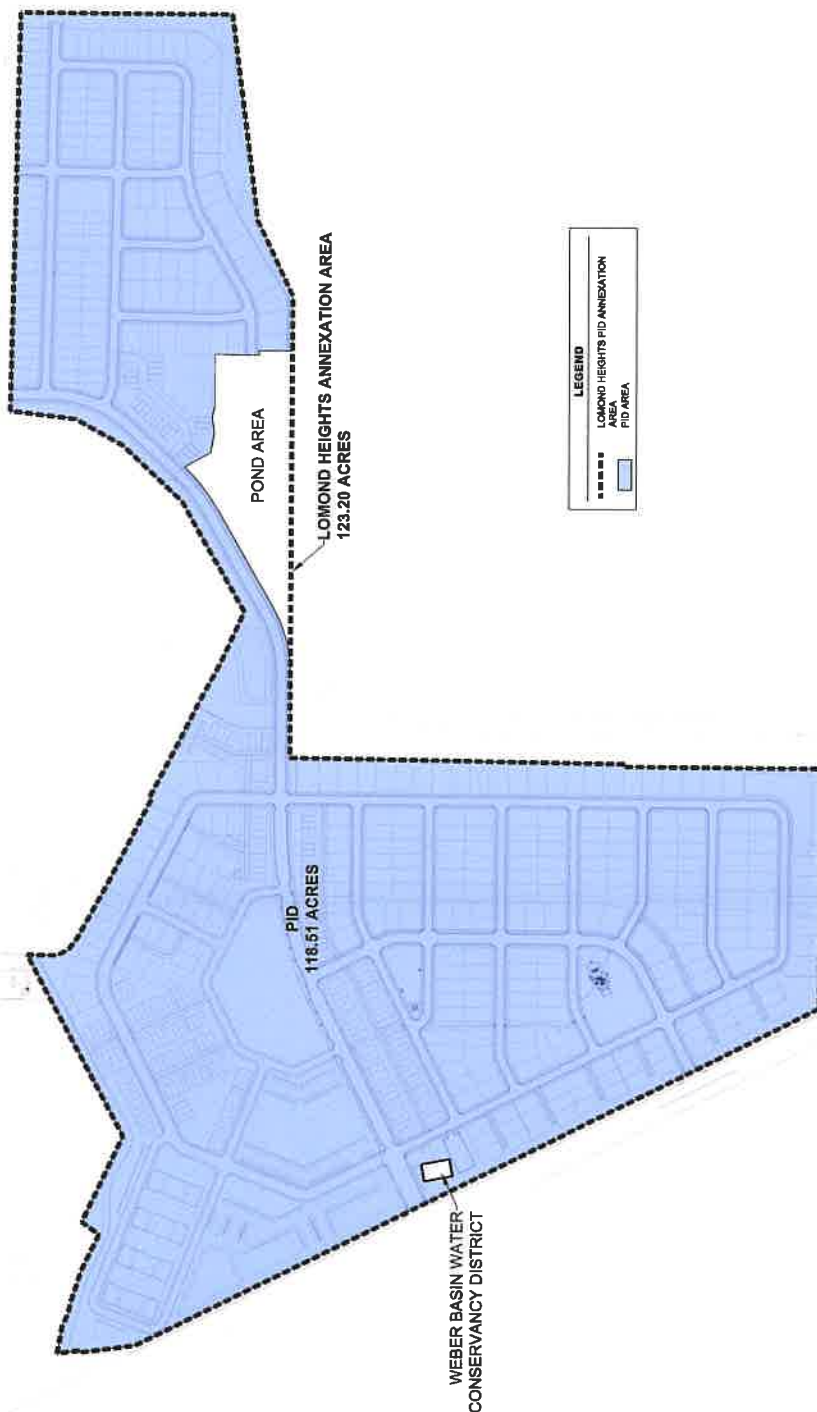


EXHIBIT B
(Vicinity Map)



(Initial District and Annexation Boundaries Map)

EXHIBIT C



LEGEND
 ■■■■■ LOMOND HEIGHTS PID ANNEXATION AREA
 ■ PID AREA

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(Lomond Heights Public Infrastructure District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Harrisville City, Utah (the "Council"), acting in its capacity as the creating entity for Lomond Heights Public Infrastructure District (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 10, 2026 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507 and §17-23-20, approved as a final local entity plat by the Surveyor of Box Elder County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

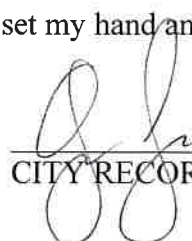
DATED this 10th day of March, 2026.

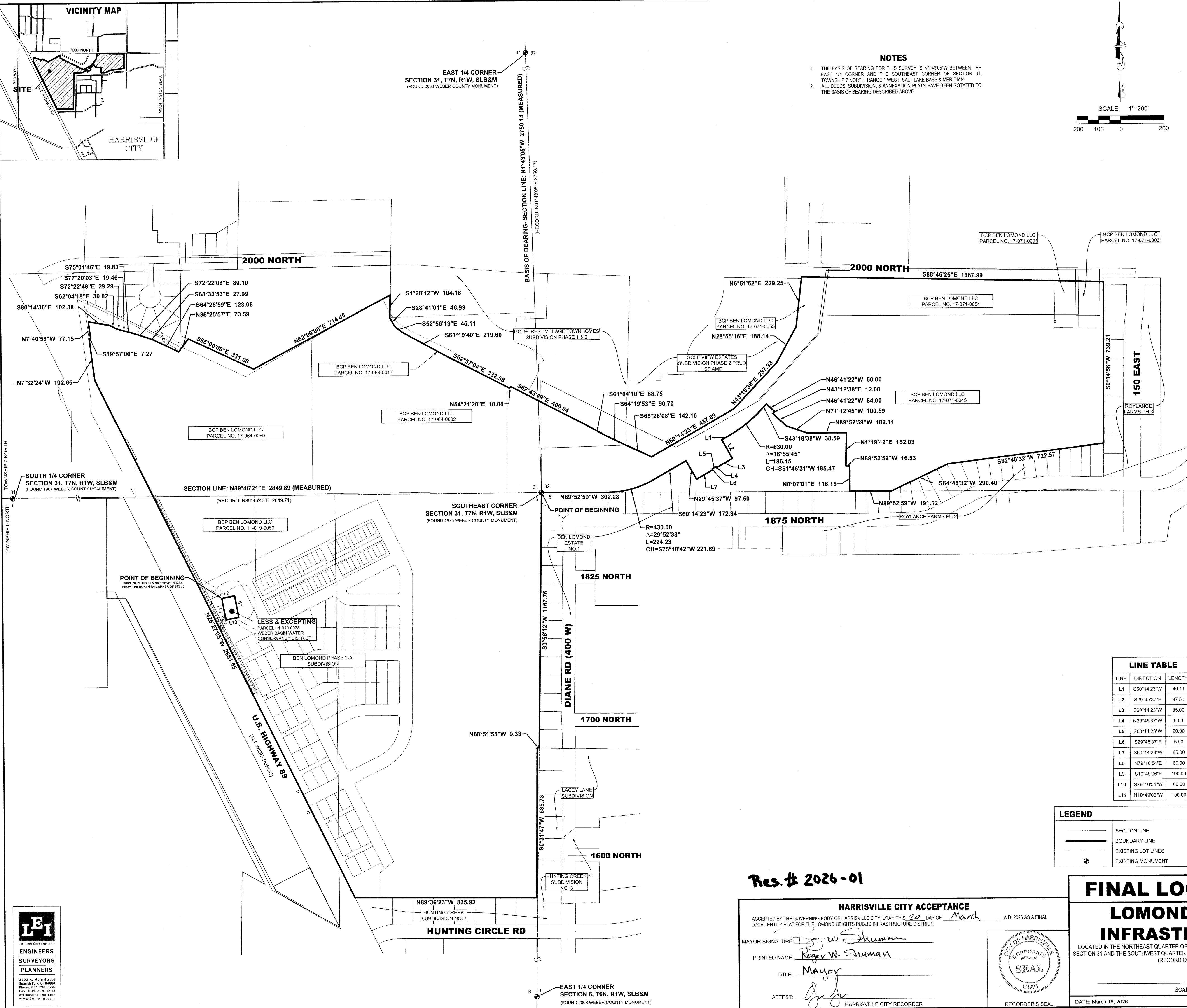


**CITY COUNCIL OF HARRISVILLE CITY
UTAH, acting in its capacity as the creating
authority for LOMOND HEIGHTS PUBLIC
INFRASTRUCTURE DISTRICT**

By: 
AUTHORIZED REPRESENTATIVE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City this 20 day of March, 2026.


CITY RECORDER



SURVEYOR'S CERTIFICATE

I, JEX E. ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 13077508 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH.

I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22, AND THAT THE BOUNDARIES SHOWN HEREON REPRESENT A TRUE AND CORRECT DEPICTION OF THE BOUNDARY OF THE LOMOND HEIGHTS PUBLIC INFRASTRUCTURE DISTRICT, LOCATED IN WEBER COUNTY, UTAH.

SAID BOUNDARY WAS DETERMINED FROM DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER, FROM AVAILABLE SURVEY INFORMATION, AND FROM OTHER SOURCES OF RECORD, AND IS SUFFICIENT FOR THE PURPOSE OF DEFINING THE LIMITS OF THE DISTRICT AS REQUIRED BY UTAH CODE § 58-2-101, 17-13-597.

I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE APPLICABLE PROVISIONS OF THE LAWS OF THE STATE OF UTAH AND THE REQUIREMENTS OF WEBER COUNTY GOVERNING THE PREPARATION OF PLATS AND BOUNDARY DESCRIPTIONS FOR SPECIAL DISTRICTS.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, THE SOUTHWEST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°56'12"W ALONG THE SECTION LINE (ALSO BEING THE WEST LINE OF THE BEN LOMOND ESTATES NO. 1 SUBDIVISION) 1167.76 FEET; THENCE N88°51'55"W 9.33 FEET; THENCE S00°31'47"W ALONG THE WESTERLY LINE OF LACEY LANE SUBDIVISION AND THE WESTERLY LINE OF HUNTING CREEK NO. 3 SUBDIVISION 685.73 FEET TO THE NORTH LINE OF HUNTING CREEK NO. 1 SUBDIVISION; THENCE N89°36'23"W ALONG SAID NORTH LINE 835.92 FEET TO AND ALONG THE SOUTHERLY BOUNDARY FOR BEN LOMOND PHASE 2-A SUBDIVISION IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER AND TO THE EASTERLY RIGHT-OF-WAY LINE OF US STATE HIGHWAY 89; THENCE N26°27'05"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE (ALSO BEING ALONG AND ON THE EXTENSION THEREOF OF THE WESTERLY BOUNDARY OF BEN LOMOND PHASE 2-A SUBDIVISION) 2651.55 FEET TO THE EASTERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 2657978 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER; THENCE N07°32'24"W ALONG SAID EASTERLY LINE 192.65 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES: S89°57'00"E 7.27 FEET; THENCE N07°40'58"W 77.15 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 2263169 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER; THENCE S80°14'36"E ALONG THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEEDS ENTRY NO. 2263169, 2377000, 2252595 IN THE OFFICIAL RECORD OF THE WEBER COUNTY RECORDER 102.38 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE AND SOUTHERLY LINES OF THAT REAL PROPERTY DEEDS ENTRY NO. 2252595, 2742724, 2740693 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, THE FOLLOWING SEVEN (7) COURSES: S62°04'18"E 30.02 FEET; THENCE S72°22'48"E 29.29 FEET; THENCE S77°20'03"E 19.46 FEET; THENCE S75°01'46"E 19.83 FEET; THENCE S72°22'08"E 89.10 FEET; THENCE S68°32'53"E 27.99 FEET; THENCE S64°28'59"E 123.06 FEET TO THE FENCE CORNER ALSO BEING DESCRIBED ON THAT (LOT LINE ADJUSTMENT) RECORD OF SURVEY NO. 3036 ON FILE IN THE OFFICE OF THE WEBER COUNTY SURVEYOR; THENCE N36°25'57"E ALONG SAID RECORD OF SURVEY AND FENCE LINE 73.59 FEET TO A POINT BEING 0.5 FEET SOUTHERLY FROM AN EXISTING FENCE LINE; THENCE FOLLOWING IN PART AN EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: S65°00'00"E 331.08 FEET; THENCE N62°00'00"E 714.46 FEET TO THE WESTERLY LINE OF GOLF CREST VILLAGE TOWNHOMES SUBDIVISION PHASE 1; THENCE ALONG THE WESTERLY AND SOUTHWEST CORNERS OF GOLF CREST VILLAGE TOWNHOMES SUBDIVISION PHASES 1 AND 2 THE FOLLOWING NINE (9) COURSES: S01°28'12"W 104.18 FEET; THENCE S28°41'01"E 46.93 FEET; THENCE S52°56'13"E 45.11 FEET; THENCE S61°19'40"E 219.60 FEET; THENCE S62°57'04"E 332.58 FEET; THENCE N54°21'20"E 10.08 FEET; THENCE S62°43'49"E 400.94 FEET; THENCE S64°19'53"E 90.70 FEET; THENCE S65°26'08"E 142.10 FEET; THENCE N60°14'23"E 437.89 FEET; THENCE N43°18'38"E 38.59 FEET; THENCE N46°41'22"W 50.00 FEET; THENCE N43°18'38"E 12.00 FEET; THENCE N46°41'22"W 84.00 FEET; THENCE N71°12'45"W 100.59 FEET; THENCE N89°52'59"W 182.11 FEET; THENCE N1°19'42"E 152.03 FEET; THENCE N89°52'59"W 16.53 FEET; THENCE N0°07'01"E 116.15 FEET; THENCE S64°48'32"W 290.40 FEET; THENCE S82°48'32"W 722.57 FEET; THENCE S60°14'23"W 40.11 FEET; THENCE S29°45'37"E 97.50 FEET; THENCE S29°45'37"E 5.50 FEET; THENCE S60°14'23"W 85.00 FEET; THENCE N29°45'37"W 5.50 FEET; THENCE S60°14'23"W 20.00 FEET; THENCE S29°45'37"E 5.50 FEET; THENCE S60°14'23"W 85.00 FEET; THENCE N29°45'37"W 5.50 FEET; THENCE S60°14'23"W 172.34 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 224.23 FEET WITH A RADIUS OF 430.00 FEET THROUGH A CENTRAL ANGLE OF 29°52'38", CHORD: S75°10'42"W 221.69 FEET; THENCE N89°52'59"W 302.28 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1516856 SQUARE FEET OR 118.65 ACRES.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

ALL OF THE "WELL PROPERTY" DESCRIBED IN DEED ENTRY NO. 1796151, BOOK: 2168, PAGE: 1417 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, SAID PROPERTY BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT LOCATED S00°00'06"E (DEED: SOUTH) 463.31 FEET AND N89°59'54"E (DEED: EAST) 1375.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BASIS OF BEARING BEING N00°46'43"E BETWEEN THE SOUTH QUARTER AND CENTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (DEED: N00°46'49"E - ALL BEARINGS HAVE BEEN ROTATED CLOCKWISE 00°00'06" ACCORDINGLY); THENCE N79°10'54"E 60.00 FEET; THENCE S10°49'06"E 100.00 FEET; THENCE S79°10'54"W 60.00 FEET; THENCE N10°49'06"W 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6000 SQUARE FEET OR 0.14 ACRES.

NET AREA CONTAINS: ±118.51 ACRES

5,162,566 SQ. FT.

JEX E. ASHTON
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 13077508

MARCH 16, 2026

DATE

ACCEPTANCE BY COUNTY SURVEYOR

WEBER COUNTY SURVEYOR:

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 25th DAY OF March 2026

Jessie Matheson
WEBER COUNTY SURVEYOR



SURVEYOR'S SEAL

COUNTY SURVEYOR SEAL

RECORDED #

STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE

REQUEST OF:

ENTRY NO:

DATE:

TIME:

BOOK:

PAGE:

FEE \$

WEBER COUNTY RECORDER