### When Recorded, Return To:

Clayton Properties Group II, Inc. dba Oakwood Homes 206 E. Winchester Street Murray, Utah 84107

Tax Parcel ID Nos.: See Exhibit A

ENT 180820:2021 PG 1 of 9

Andrea Allen

Utah County Recorder

2021 Oct 25 12:19 PM FEE 614.00 BY MG

RECORDED FOR Cottonwood Title Insurance Agency, Ir

ELECTRONICALLY RECORDED

#### **DECLARATION OF INCLUSION**

(Adding of Land to the Scope of the Master Declaration of Covenants, Conditions, and Restrictions for Wander Subdivision)

This DECLARATION OF INCLUSION ("**Declaration of Inclusion**") is made by Clayton Properties Group II, Inc., a Colorado corporation dba Oakwood Homes ("**Declarant**") to be effective as of the date set forth on the signature page.

#### **RECITALS**

- A. Master Declarant is the developer of a master planned residential subdivision known as the Wander Subdivision ("**Project**") located in the City of Saratoga Springs ("**City**"), Utah County ("**County**"), State of Utah. The Project is more particularly identified in the Master Declaration (defined below).
- B. The Project has been, or shall be, subdivided into individual single-family lots for attached and detached dwellings together with streets, other public improvements, and certain common facilities.
- C. Master Declarant previously caused that certain *Master Declaration of Covenants, Conditions, and Restrictions for Wander Subdivision* to be recorded in the real property records of Utah County on February 28, 2020, as Entry No. 26325:2020 ("**Master Declaration**").
- D. The Wander Homeowners Association ("Association") has been incorporated as a Utah non-profit corporation to act as a homeowners association for the Project with the powers, duties, rights, and obligations set forth in the Master Declaration.
- E. Section 1.28 and Section 2.5 of the Master Declaration provide that the Project may be expanded to include additional adjacent real estate within the scope of the Project and that, upon recording a declaration of inclusion, such additional real property will become subject to the Master Declaration and the covenants set forth therein.

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F. Declarant now wishes to expand the Project to include such additional real property, as identified on **Exhibit A** ("**Expansion Property**") within the scope of the Master Declaration.

#### **DECLARATION**

NOW, THEREFORE, Declarant adopts the following covenants, conditions, and restrictions with respect to the Expansion Property:

- 1. <u>Recitals Incorporated</u>. The foregoing recitals are incorporated.
- 2. <u>Definitions</u>. Capitalized terms used herein but not otherwise defined have the meaning provided in the Master Declaration.
- 3. <u>Expansion of the Project</u>. The Project is hereby expanded to include the Expansion Property. The Expansion Property shall henceforth be subject to the Master Declaration, all amendments to the Master Declaration adopted thus far, and all amendments to the Master Declaration adopted hereafter.
- 4. <u>Membership in the Association</u>. As set forth in Section 3.1 of the Master Declaration, each Owner of a Lot within the Expansion Property will be a Member of the Association, with all the rights, privileges, benefits, duties, and obligations associated with membership in the Association as set forth in the Master Declaration.
- 5. <u>Declarant's Rights</u>. Nothing in this Declaration of Inclusion shall be deemed to impair or limit any of Declarant's rights as set forth in the Master Declaration, all of which will be applicable to the Expansion Property.
- 6. <u>Recording.</u> This Declaration of Inclusion shall be recorded in the Utah County Recorder's Office against the Expansion Property.

[End of Declaration of Inclusion. Signature Page Follows.]

IN WITNESS WHEREOF, Declarant has executed the foregoing Declaration of Inclusion.

	DECLARANT
	Clayton Properties Group II, Inc. a Colorado corporation dba Oakwood Homes
	By C S
	Name: Rylin Smith Title: Assistant Secretary
	Date: 1821
STATE OF UTAH )	
ss. COUNTY OF <b>Salt Lake</b>	
The foregoing instrument was acknowled	lged before me this _\8th_ day of
October, 2021 by Ryan Smith Clayton Properties Group II, Inc.	as the Assistant Secretary of
	$\Omega$ 10
RACHEL MARIETTA MORRIS	Decle Medella Mororis
MOTARY PUBLIC-STATE OF UTAM	Notary Public

RACHEL MARIETTA MORRIS
MOTARY PUBLIC-STATE OF UTAH
COMMISSION# 699798
COMM. EXP. 04-02-2022

## **EXHIBIT A**

# (Legal Description and Parcel Numbers of the Expansion Property)

Lots 160-234, Wander Phase C2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

and

Lots 300-328, Wander Phase D1, according to the official plat thereof as recorded in the office of the Utah County Recorder.

and

Lots 329-423, Wander Phase D2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

and

Lots 424-491, Wander Phase D3, according to the official plat thereof as recorded in the office of the Utah County Recorder.

and

Lots 597-626, Wander Phase E2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot \_\_306\_\_\_ ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

- 1. To the recordation of the Declaration of Inclusion against the Expansion Property.
- 2. The subjugation of the Owner Lot to the Master Declaration.
- 3. The payment of assessments to the Association as set forth in the Master Declaration.

Dated this 14th day of Officer, 2021.

OWNER(S)

Signature:

Printed Name: Samuel Pittman

Signature: <u>///</u>

Printed Name: Melinda Pittman

STATE OF UTAH

COUNTY OF <u>Salf Lake</u>)

The foregoing instrument was acknowledged before me this // day of

October, 2021 by Samuel Pittman and Melinda Pittman.

BRETT JEANSELME
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 717027
COMM. EXP. 03-24-2025

Notary Public

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot \_\_307\_\_\_ ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

- 1. To the recordation of the Declaration of Inclusion against the Expansion Property.
- 2. The subjugation of the Owner Lot to the Master Declaration.
- 3. The payment of assessments to the Association as set forth in the Master Declaration.

Dated this day of OC+	, 2021.
	OWNER(S)
	Signature:
	Printed Name: Landan Gollaher
	Signature: Printed Name: Corin Gollaher

STATE OF UTAH )
ss
COUNTY OF <u>Salf Lake</u>)

The foregoing instrument was acknowledged before me this <u>15</u> day of <u>October</u>, 2021 by <u>Landan Gollaher</u> and <u>Corin Gollaher</u>.

BRETT JEANSELME
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 717027
COMM. EXP. 03-24-2025

Notary Public

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot \_\_308\_\_\_ ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.

<ul><li>2. The subjugation of the Owner Lot to the</li><li>3. The payment of assessments to the Asse</li></ul>	e Master Declaration.  ociation as set forth in the Master Declaration.
5. The payment of assessments to the Asse	belation as set form in the master Declaration.
Dated this $\sqrt{2}$ day of $\sqrt{0}$	, 2021.
0	WNER(S)
Si	gnature: M. W.
Pr	inted Name: Monica Jimenez
Si	gnature: alle Jimes
	inted Name: Abraham Salas Jimenez
STATE OF UTAH ) ss.	
COUNTY OF Litaly	
The foregoing instrument was acknowled	
UCTODET, 2021 by Monica Ji Mey	nez and Abraham Salas Jimenez.
8wm	
ARIETTA MORRIS	Hotary Public
BLIC-STATE OF UTAM	Protary Public U
EXP. 04-02-2022	

RACHEL MARIETTA MORRIS
MORMY PUBLIC-STATE OF UTAM
COMMISSIONS 699798
COMM. EXP. 04-02-2022

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 309 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

- 1. To the recordation of the Declaration of Inclusion against the Expansion Property.
- 2. The subjugation of the Owner Lot to the Master Declaration.
- 3. The payment of assessments to the Association as set forth in the Master Declaration.

OWNER(S)

Signature: \_\_\_\_\_\_S & .....

Printed Name: Cameron S. Evans

Signature: May altab &

Printed Name: Mary Elizabeth Evans

STATE OF UTAH

COUNTY OF Salf Lake

The foregoing instrument was acknowledged before me this // day of October, 2021 by Cameron 5. Evans and Hary Elizabeth Evans

BRETT JEANSELME
Notary Public

NOTARY PUBLIC - STATE OF UTAH COMMISSION# 717027

COMM. EXP. 03-24-2025

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 310 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

- 1. To the recordation of the Declaration of Inclusion against the Expansion Property.
- 2. The subjugation of the Owner Lot to the Master Declaration.
- 3. The payment of assessments to the Association as set forth in the Master Declaration.

Dated this day of	October	, 2021.
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OWNER(S)

Signature: \_\_

Printed Name: Michael Mackay

Printed Name: Miriam Mackay

STATE OF UTAH

COUNTY OF Salf Lake

The foregoing instrument was acknowledged before me this /4 day of October, 2021 by Michael Mackay and Miriam Mackay

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COMM. EXP. 03-24-2025