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 138139: 2020 PG 1 of 41
Jeffery Smith
Utah County Recorder
2020 Sep 11 11:42 AM FEE 370.00 BY MA
RECORDED FOR Cottonwood Title Insurance Agency, Ir
ELECTRONICALLY RECORDED

FIRST AMENDMENT TO

MASTER DECLARATION OF COVENANTS, CONDITIONS,

AND RESTRICTIONS FOR WANDER SUBDIVISION

AND

DESIGNATION OF BENEFITTED AREA

This FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WANDER SUBDIVISION AND DESIGNATION OF BENEFITTED AREA ("Amendment") is made by Clayton Properties Group II, Inc., a Colorado corporation doing business as Oakwood Homes ("Declarant").

RECITALS

- A. The Declarant is the developer of a 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 on <u>Exhibit A</u>, attached hereto.
- B. The Project shall be subdivided into individual single-family lots for attached and detached dwellings together with streets, other public improvements, and certain common facilities.
- C. Declarant previously caused that certain *Master Declaration of Covenants, Conditions, and Restrictions for Wander Subdivision* ("**Declaration**") to be recorded in the Real Property Records of Utah County on February 28, 2020, as Entry No. 26325:2020.
- D. The Declaration provides, among other things, that the Wander Homeowners Association ("Association"), a Utah non-profit corporation, will manage and maintain the

Common Areas within the Project, and assess and collect from Owners a share of the costs of such management and maintenance.

- E. Section 4.2.3 of the Declaration further provides that the Declarant may create, modify, or discontinue service areas (referred to in the Declaration as "Benefitted Areas") which receive certain services or benefits from the Association which the Association does not provide to all areas of the Project.
- F. Declarant now wishes to amend certain provisions of the Declaration relating to Benefitted Areas.
 - G. Declarant also wishes to designate a Benefitted Area within the Project.
- H. Pursuant to Section 12.2 of the Declaration, Declarant may amend the Declaration during the Period of Declarant's Control without the consent of any other Owner. The Period of Declarant's Control has not yet expired

<u>AMENDMENT</u>

NOW, THEREFORE, the Declarant does hereby amend the Declaration consistent with the following terms:

- 1. Recitals Incorporated. The foregoing recitals are incorporated.
- 2. <u>Definitions</u>. Capitalized terms used herein but not otherwise defined have the meaning provided in the Declaration.
- 3. <u>Amendment to Terms Pertaining to Benefitted Areas</u>. Notwithstanding anything in the Declaration to the contrary, the following provisions apply to Benefitted Areas:
 - a. <u>Declarant's Right to Create Benefitted Areas</u>. During the Period of Declarant's Control, Declarant may establish, modify, or discontinue a Benefitted Area without the consent of any other Owner.
 - b. <u>Benefitted Area Services</u>. Where the Association provides services or benefits to a Benefitted Area which are not provided to other areas of the Project ("Benefitted Area Services"), the Owner of each Lot within the Benefitted Area will be assessed a proportional share of the cost of the Benefitted Area Services. Notwithstanding the foregoing, if some of the Benefitted Area Services benefit only a portion of the Lots within in the Benefitted Area, the Association will allocate the cost of the applicable Benefitted Area Services among the Owners whose Lots receive or are benefitted by such Benefitted Area Services.

- c. <u>Benefitted Area Assessment</u>. Each Owner's share of the cost of the applicable Benefitted Area Services ("**Benefitted Area Assessment**") will be assessed in connection with the annual assessment identified in Section 4.3.2 of the Declaration.
- d. <u>Applicability of Other Provisions</u>. Except as expressly modified herein, all other provisions of the Declaration relating to assessments, including provisions related to the collection of assessments, the covenant to pay for assessments, the collection of assessments, etc., will apply with full force to Benefitted Area Assessments.
- 4. <u>Designation of Benefitted Area No. 1</u>. The Declarant hereby designates the areas and Lots identified on <u>Exhibit B</u>, attached hereto, as "Wander Benefitted Area No. 1."
 - a. <u>Identification.</u> As more particularly described on <u>Exhibit B</u>, Wander Benefitted Area No. 1 will consist of Lots 311 through 346, inclusive, as shown on the Plat Map labeled *Jordan Promenade Village 1 Plat B-2* ("Plat B-2"), and Lots 401 through 472, inclusive, as shown on the Plat Map labeled *Jordan Promenade Village 1 Plat B-3* ("Plat B-3"). Only those areas and Lots identified on <u>Exhibit B</u> will be included within the scope of Wander Benefitted Area No. 1 and the Association will have no obligation to provide the Benefitted Area Services described below to any Lot or area not shown on **Exhibit B**.
 - b. <u>Scope of Services</u>. The scope of Benefitted Area Services which the Association will provide to Wander Benefitted Area No. 1 may vary from time to time, as determined by the Board, but are expected to include maintenance of the some or all of the yard area of the affected Residences and snow removal on the driveways of affected Residences. The Benefitted Area Services may also include other costs or charges required or allowed under state law. The Benefitted Area Services being provided to Residences on Lots within Plat B-2 may vary from the Benefitted Area Services being provided to Residences on Lots within Plat B-3. Owners of Lots within Wander Benefitted Area No. 1 should contact the Association for a list of the current scope of Benefitted Area Services being provided to the Residences on the various Lots within Wander Benefitted Area No. 1.
 - c. <u>Cost of Services</u>. Because the Benefitted Area Services provided to Lots within Plat B-2 may vary from the Benefitted Area Services provided to Lots within Plat B-3, the amount of the Benefitted Area Assessments may vary from Plat B-2 to Plat B-3. Owners of Lots within Wander Benefitted Area No. I should contact the Association for a current estimate of the cost of the Benefitted Area Services being provided to Wander

Benefitted Area No. 1 and the amount of the Benefitted Area Assessments applicable to the Residences on the various Lots within Wander Benefitted Area No. 1.

5. <u>Scope of Amendment</u>. To the extent that the terms or provisions of this Amendment conflict or are inconsistent with the terms and provisions of the Declaration, the terms and provisions of this Amendment shall control. However, except as modified in this Amendment, the Declaration shall remain in full force and effect in accordance with its terms.

[End of Amendment. Signature Page Follows.]

IN WITNESS, 2020.	WHEREOF, Declarant has e	executed this Amendment on this 30 day of
		DECLARANT Clayton Properties Group II, Inc., a Colorado corporation doing business as Oakwood Homes By: Name.
		Title: DIVISION TRESIDENT
STATE OF UTAH)	
	SS.	
COUNTY OF Salt	Lake)	
June , 2	2020 by Ryan smith	ed before me this 30th day of as the <u>Division</u> President of Clayton
Properties Group II, In	nc.	
Ashle Co My	mm. #706634 Commission Expires June 5, 2023	Notary Public
		•

ENT 138139:2020 PG 6 of 41

EXHIBIT A (MASTER DEC)

Lots 201 through 227, inclusive, PLAT B-1, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof on file and of record in the Utah County Recorder's office.

Parcel Nos.: 43-271-0201 through 0227

AND

Lots 301 through 376, inclusive, PLAT B-2, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof on file and of record in the Utah County Recorder's office.

Parcel Nos.: 43-274-0301 through 0376

AND

Lots 401 through 472, inclusive, PLAT B-3, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof on file and of record in the Utah County Recorder's office.

Parcel Nos.: 43-275-0401 through 0472

EXHIBIT B (WANDER BENEFITTED AREA NO. 1)

Lots 311 through 346, inclusive, PLAT B-2, JORDAN PROMENDATE VILLAGE 1, according to the official plat thereof on file and of record in the Utah County Recorder's office.

Parcel Nos.: 43-274-0311 through 0346

AND

Lots 401 through 472, inclusive, PLAT B-3, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof on file and of record in the Utah County Recorders office.

Parcel Nos.: 43-275-0401 through 0472

The undersigned is / are the Owner(s) of Lot 333 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 7 day of August OWNER(S) Signature: Kyle Taylor Printed Name: __ Printed Name: <u>Brittney Lope 2</u> STATE OF UTAH SS. COUNTY OF Salt ALA The foregoing instrument was acknowledged before me this | † day of , 2020 by Kyle Taylor and BRITINEY LOPEZ JAMES L. VEALE Notary Public COMM. EXP. 08-02-2024

The undersigned is / are the Owner(s) of Lot _____334____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2 To receipt of the Renefitted Area Services

3. To payment of the Benefitted Area As4. To the recordation of the forgoing doc undersigned.	
Dated this 18 day of Augus	2020. OWNER(S)
	Signature: Kulen Walte
	Printed Name: Allison Walke
	Signature:
	Printed Name:
STATE OF UTAH)	
SS. COUNTY OF SUTLAND	
The foregoing instrument was acknowledge Acquest, 2020 by Allook Wa	
JAMES L. VEALE NOTARY PUBLIC-STATE OF UTAH COMMISSION# 712577 COMM. EXP. 08-02-2024	Notary Public

The undersigned is / are the Owner(s) of Lot ___335 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.

 To the recordation of the forgoing docur undersigned. 	ment against the real property owned by the
Dated this day of	2020. OWNER(S)
	Signature: Jennifer Schumann
	Signature: James Schumann Printed Name: James Schumann
STATE OF UTAH)	
ss.	
The foregoing instrument was acknowledge, 2020 by JEHHFEL Shur.	
JAMES L. VEALE NOTARY PUBLIC STATE OF UTAH COMM!SSION# 690322 COMM. EXP. 08-02-2020	Notary Public

The undersigned is / are the Owner(s) of Lot 336 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.

2. To receipt of the Benefitted Area Services.			
3. To payment of the Benefitted Area Assessments.4. To the recordation of the forgoing document against the real property owned by the			
undersigned.	infent against the real property owned by the		
Dated this day of	2020.		
<u> </u>	OWNER(S)		
	20		
	Signature:		
	Printed Name: Ryan Barker		
	-		
	Signature:		
	Duinted Manage		
	Printed Name:		
STATE OF UTAH)			
STATE OF UTAH)			
SS.			
COUNTY OF Sattleby			
The foregoing instrument was acknowledge	ed before me this 🛱 day of		
, 2020 by RyAH BARKET			
JAMES L. VEALE			
NOTARY PUBLIC - STATE OF UTAH	Nacara Dilata		
COMMISSION# 690322	Notary Public		
COMM. EXP. 08-02-2020			

The undersigned is / are the Owner(s) of Lot ______ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.

<u> </u>	2020.
	OWNER(S)
	Signature:
	Printed Name: Leanna Williams
	Signature:
	Printed Name:
TE OF UTAH)	
INTY OF <u>Utah</u>)	
The foregoing instrument was acknowled	

	CONS	<u>SENI</u>
The undersigned is Area No. 1. The undersigned	/ are the Owner(s) of Led does / do hereby con	
2. To receipt of the3. To payment of t	of Wander Benefitted as Benefitted Area Serv The Benefitted Area As on of the forgoing doc	ices.
Dated this 11th	_day of _June_	2020.
		OWNER(S)
		Signature: Norwin Briceno
		Signature: Jubbiry Quintero Gonzalez
STATE OF UTAH)	
SS.		
COUNTY OF Utah)	
		ted before me this <u>II</u> day of



Rosele Provides parrie

The undersigned is / are the Owner(s) of Lot_	339	within	Wander Benefitted
Area No. 1. The undersigned does / do hereby consent	t as follows:		

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

undersigned.	_	
Dated this day of _	20 June	2020. OWNER(S) Signature:
		Printed Name: JoAnn Sanford Signature:
		Printed Name:
STATE OF UTAH) ss.		
COUNTY OF <u>utah</u>)		
The foregoing instrument was		ged before me this <u>[]</u> day of and
		of Plane in ma.



Notary Public

The undersigned is / are the Owner(s) of Lot _____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.

• •		ressments. ment against the real property owned by the
Dated this2	3) day of July	2020. OWNER(S) Signature:
		Signature:
		Printed Name: Kyle Allen
STATE OF UTAH)	
	SS.	
COUNTY OF	take Utah	
	g instrument was acknowledged 2020 by <u>Michaela Fabiszak-</u>	



MORRIS RACHEL MARIETTA 699798 04-02-2022

The undersigned is / are the Owner(s) of Lot	340	within Wander Benefitted
Area No. 1. The undersigned does / do hereby conservations of the conservation of the	nt as follows:	
1. To the creation of Wander Benefitted Are		
2. To receipt of the Benefitted Area Service:		
3. To payment of the Benefitted Area Asses.		
 To the recordation of the forgoing docum- undersigned. 	ent against the	e real property owned by the
Dated this day of	2020.	
•	OWNER(S)	
	Signature:	
1	Printed Name:	Michaela Fabiszak-Allen
I	Signature:/ Printed Name:	Kyle Allen

STATE O	F UTAH	,

SS.

COUNTY OF <u>Hah</u>)

The foregoing instrument was acknowledged before me this 11 day of June . 2020 by Michaela Fabiszak-Allen and Kyle Allen

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

Pole C Ancelse hyper

The undersigned is / are the Owner(s) of Lot 341 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the

undersign		on or the r	orgonig doed	ment against the real property owned by the
Dated this	25	_day of _	JUNE	2020.
				OWNER(S)
				Signature:
				Printed Name: Melissa Hunsaker
				Signature:
				Printed Name:
STATE OF UTAH)		
	SS.			
COUNTY OF	Ith	2)		
	_		_	ed before me this day of
June	2020 1	by MELI	SSA HUY	54622 and
A STATE OF THE STA		ES L. VE	1	
	5	ISSION# 69	l l	Notary Public
1896	COMN	I. EXP. 08-02	2-2020	

CONSE	<u>2NT</u> 342	
The undersigned is / are the Owner(s) of Lo Area No. 1. The undersigned does / do hereby cons	ot %%%	within Wander Benefitted
 To the creation of Wander Benefitted A To receipt of the Benefitted Area Service To payment of the Benefitted Area Asset To the recordation of the forgoing document undersigned. 	es. essments.	e real property owned by the
Dated this 26 day of June	2020.	
	OWNER(S)	
	Signature:	Mb ly
	Printed Name	: Nathan R. Sampson
•		•
	Signature:	
	Printed Name	:
STATE OF UTAH		
ss.		
COUNTY OF Site)		
The foregoing instrument was acknowledge, 2020 by Northag P. Stup		is day of
JAMES L. VEALE NOTARY PUBLIC-STATE OF UTAH COMMISSION# 690322 COMM. EXP. 08-02-2020	Notary Public	yw O

CONSE	1111
The undersigned is / are the Owner(s) of Lo Area No. 1. The undersigned does / do hereby cons	
 To the creation of Wander Benefitted A To receipt of the Benefitted Area Service To payment of the Benefitted Area Asset To the recordation of the forgoing document of the recordation of the forgoing document of the for	essments.
Dated this 20 day of JULY	2020.
	OWNER(S)
	Signature: W
	Printed Name:Tyler Walke
	Signature:
	Printed Name:
STATE OF UTAH)	
SS.	
COUNTY OF Salth	
The foregoing instrument was acknowledge, 2020 by Tyles Walks	d before me this 29 day of and and
WEALE	
JAMES L. VEALE NOTARY PUBLIC - STATE OF UTAH	Notary Public
COMMISSION# 690322	

COMM. EXP. 08-02-2020

The undersigned is / are the Owner(s) of Lot _____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.

 To receipt of the Benefitted Area Serv To payment of the Benefitted Area As To the recordation of the forgoing docundersigned. 	
Dated this day of	2020.
	OWNER(S)
	Signature: Kathleon Myers
	Printed Name: Kathleen Myers U
	Signature:
	Printed Name:
STATE OF UTAH)	
SS.	
COUNTY OF Sall Life)	
The foregoing instrument was acknowledged by Kantus Mu	ged before me this 29 day of
JAMES L. VEALE NOTARY PUBLIC · STATE OF UTAH COMMISSION# 690322 COMM. EXP. 08-02-2020	Notary Public

The undersigned is / are the Owner(s) of Lot ______ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.

COMMISSION# 690322

COMM. EXP. 08-02-2020

- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this	15th	day of _	May	2020.	
			J	OWNER(S)	
				Signature: Much	h.Jymm
				Printed Name: Rachel	M-Zimmerman
				Signature:	
				Printed Name: Math	w Zimmerman
STATE OF UTAH)			
	SS.				
COUNTY OF Salt	Lig	_)			
				dged before me this 15 d	
(·		•	•
65 10	JAME:	S L. VEA	ALE		

Notary Public

The undersigned is / are the Owner(s) of Lot 402 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

undersigned.	
Dated this 15 day of Nou	2020.
	OWNER(S)
	Signature:
	Printed Name: Ken Loyd
	Signature:
	Printed Name:
STATE OF UTAH)	
SS.	
COUNTY OF Southalm)	
The foregoing instrument was acknowledg	
JAMES L. VEALE	
NOTARY PUBLIC - STATE OF UTAH COMMISSION# 690322 COMM. EXP. 08-02-2020	Notary Public

CONSE	21 1 1
The undersigned is / are the Owner(s) of Lo Area No. 1. The undersigned does / do hereby cons	
undersigned.	res. essments. ment against the real property owned by the
Dated this day of June	2020.
·	OWNER(S)
	Signature: Chy kin
	Printed Name: Kin Lim C. Forkner
	Signature:
	Printed Name:
STATE OF UTAH)	
SS.	
COUNTY OF <u>Salt Lake</u>)	
The foregoing instrument was acknowledge	d before me this <u>II</u> th day of
June . 2020 by Kin Lim C. Forkner	

RACHEL MARIETTA MORRIS NOTARY PUBLIC-STATE OF UTAH COMMISSION# 699798 COMM. EXP. 04-02-2022 Prefel man see Movein Notary Public

The undersigned is / are the Owner(s) of Lo Area No. 1. The undersigned does / do hereby con	ot 404 within Wander Benefitted
 To the creation of Wander Benefitted A To receipt of the Benefitted Area Services To payment of the Benefitted Area Ass 	area No. 1.
Dated this 8 day of June	2020.
	OWNER(S)
	Signature: Constance Pobulson
	Printed Name: Constance Robinson
	Signature:
	Printed Name:
STATE OF UTAH)	
SS.	
COUNTY OF <u>Utah</u>)	
The foregoing instrument was acknowledge Tune, 2020 by Constance Robinso	-
DALLIN CLOWARD Notary Public - State of Utah Comm. No. 709298 My Commission Expires on	Solli Land Notary Public

The undersigned is / are the Owner(s) of Lot _____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.

2. To payment of the Denefitted Area Acc	
3. To payment of the Benefitted Area Ass	ument against the real property owned by the
undersigned.	union against the real property owned by the
undersigned.	
Dated this day of	2020.
	OWNED (C)
	OWNER(S)
	$\mathcal{L}_{\mathcal{L}}$
	Signature: //////
	Printed Name: <u>Taylor Chorniak</u>
	Signature:
	Signature:
	Printed Name:Monica Chorniak
STATE OF UTAH)	
,	
SS.	
COUNTY OF Suthly)	
The foregoing instrument was acknowledg	red before me this day of
•	and MONICA CHOPHIAL.
The state of the s	
J	
JAMES L. VEALE	
NOTARY PUBLIC STATE OF UTAH	Notary Public
COMMISSION# 690322	
COMM. EXP. 08-02-2020	\smile

The undersigned is / are the Owner(s) of Lot _____ 406 ____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the

undersigned.	2 2	
Dated this 24 day or	f_fue	2020.
		OWNER(S)
		Signature:
		Printed Name: Parker Solum
		Signature: Valore Solim
		Printed Name: Valorie Solum
STATE OF UTAH) ss.		
		ed before me this 24 day of and VALDRIR Solum.
JAMES L. VE NOTARY PUBLIC-STATE COMMISSION# 69 COMM. EXP. 08-0	00322	Notary Public

The undersigned is / are the Owner(s) of Lot $\underline{\hspace{1cm}}$ 407 ____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.

]	Dated this _	30	_ day of	June	2020.		
					OWNER(S)	-08	
					Signature:		
	•					yan Smith, Manager	
					Signature:		
					Printed Name:	Malcolm Thacker, Ma	anager
STATE	OF UTAH)				
	or errin	SS.	,				
COUNT	TY OF _Sal	t Lake	_)				
Jun	-	g instru , 2020 l			ed before me this	_30 day of	

The undersign	ned is / are the O	wner(s) of Lo	ot407	within Wander Benefitted
Area No. 1. The under				
1. To the cre	eation of Wander	Benefitted A	rea No. 1.	
2. To receipt	t of the Benefitte	ed Area Servic	es.	
	ent of the Benefit			
4. To the rec undersign		torgoing docu	ment against th	e real property owned by the
Dated this	30 day of _	June	2020.	
			OWNER(S)	
			Signature:	
			Printed Name	: Ryan Smith, Manager
			Signature:/	Mile
			Printed Name	: Malcolm Thacker, Manage
			*.	
STATE OF UTAH)			
	SS.			
COUNTY OF _SaH				
The foregoing	g instrument was	acknowledge	d before me th	is 30 day of
	2020 byMale			
			Asten	Keden
Ashley	Public - State of Utah Katherin Tedesco		- Susking	Keden
	mm. #706634 Commission Expires		Notary Public	
	June 5, 2023			

The undersigned is / are the Owner(s) of Lot __XXX 408 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this	30	day of	June	2020.	
				OWNER(S)	
	-			Signature:	
				Printed Name: Ryan Smith Manager	
				Signature:	
				Printed Name: Malcolm Thacker, Mana	ge
STATE OF UTAH)			
	SS.				
COUNTY OF _ Salt	Lake	<u>-</u>)			
The foregoing				ed before me this <u>30</u> day of and	
107 - 101		ate of Utah		ashly Tedesw	
Con My C	Katheri ri nm. #70 ommissior June 5, 20	Expires 1		Notary Public	

The undersigned is / are the Owner(s) of Lot <u>xxx 408</u> within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated thi	s	30	day of	June	2020.
					OWNER(S)
					Signature:
					Printed Name: Ryan Smith, Manager
					Signature: M. /_
					Printed Name: Malcolm Thacker, Manage
STATE OF UTA	AН)		
		ss.			
COUNTY OF _	salt	Lake	_)		
The foreg	going	instrur 2020 by	nent was acl	nowledge Thacker	d before me this <u>30</u> day of
	-	Public - St	ate of Utah		Ashley Tedesw
	Co	Katheri ri mm. #70 Commission June 5, 2	n Expires		Notary Public

The undersigned is / are the Owner(s) of Lot _____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.

3. To payment of the Benefitted Area A	
 To the recordation of the forgoing do- undersigned. 	cument against the real property owned by the
Dated this 20 day of	2020.
	OWNER(S)
	Signature:
	Printed Name: <u>Hailey Marie</u>
	Signature:
	Printed Name:
STATE OF UTAH)	
SS.	
COUNTY OF Sath	
The foregoing instrument was acknowled	-
fully, 2020 by Harley M.	and
JAMES L. VEALE	
NOTARY PUBLIC - STATE OF UTAH	Notary Public
COMM. FXP. 08-02-2020	

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.

3. To payment of the Benefitted Area As4. To the recordation of the forgoing doc undersigned.	
Dated this day of	2020.
	OWNER(S)
,	Signature: Brett J. Coule
	Printed Name: Brett Coulter
	Signature: WWW (MA)
	Printed Name: Mindy Coulter
STATE OF UTAH)	
SS.	
COUNTY OF Satisfaction)	
The foregoing instrument was acknowledge the second of the	
JAMES L. VEALE NOTARY PUBLIC STATE OF UTAH COMMISSION# 690322 COMM EYP 08 00 0000	Notary Public

The undersigned is / are the Owner(s) of Lot _____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

 To the creation of Wander Benefitted A To receipt of the Benefitted Area Services To payment of the Benefitted Area Asset To the recordation of the forgoing document of	es.
Dated this day of	2020.
•	OWNER(S) Signature:
	Printed Name:Amber Detoles
	Signature:
	Printed Name:
STATE OF UTAH ss. COUNTY OF TILL	
The foregoing instrument was acknowledge August, 2020 by August DETOL	
JAMES L. VEALE NOTARY PUBLIC-STATE OF UTAH COMMISSION# 712577 COMM. EXP. 08-02-2024	Notary Public

The undersigned is / are the Owner(s) of Lot ____412 ____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1 To the creation of Wander Renefitted Area No. 1

 To the creation of wander Benefitted To receipt of the Benefitted Area Ser To payment of the Benefitted Area A To the recordation of the forgoing do undersigned. 	vices.
Dated this 13 day of July	OWNER(S) Signature: Cindy Ontiveros Signature: Gail Lyons
STATE OF UTAH)	
The foregoing instrument was acknowled by Cindy On 1/2	lged before me this 3 day of each Lyons.
JANIES L. VEALE NOTARY PUBLIC-STATE OF UTAH COMMISSION# 690322 COMM. EXP. 08-02-2020	Notary Public

The undersigned is / are the Owner(s) of Lot _____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 10 day of 2020.

OWNER(S)

Printed Name: __Matthew Hyrum Jenson

Gonature Que Dr. WWW

Printed Name: Emily Moana Bennett Jenson

STATE OF UTAH

SS.

COUNTY OF Sattlele)

The foregoing instrument was acknowledged before me this <u>to</u> day of

, 2020 by MATTHEW LYPLIA SENSON and EMMY HOALLY DENNETT LENSON

JAMES L. VEALE

NOTARY PUBLIC-STATE OF UTAN

COMMISSION# 712577

COMM. EXP. 08-02-2024

Notary Public

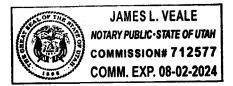
within Wander Benefitted The undersigned is / are the Owner(s) of Lot Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.

2. To receipt of the Benefitted Area Services. 3. To payment of the Benefitted Area Assessments. 4. To the recordation of the forgoing document against the real property owned by the undersigned. Dated this \ day of \ day of OWNER(S) Signature:_ Printed Name: Michael James Smeltzer Signature: Printed Name: Kristen Marie meltzer STATE OF UTAH SS.

COUNTY OF Salt

The foregoing instrument was acknowledged before me this \mathcal{U} day of AUGUST, 2020 by MicHoEL JAMES SMELDERAND KRISTEN MALIE SMELTERZ.



Notary Publi

The undersigned is / are the Owner(s) of Lot $_$ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.

 To the recordation of the forgoing docu undersigned. 	ument against the real property owned by the
Dated this day of	2020. OWNER(S)
	Signature: Printed Name: Jamie Plaži
	Signature: Cindy Pizzi Printed Name: Cindy Pizzi
STATE OF UTAH)	
ss.	
The foregoing instrument was acknowledg	
JAMES L. VEALE NOTARY PUBLIC-STATE OF UTAH COMMISSION# 712577 COMM. EXP. 08-02-2024	Notary Public

The undersigned is / are the Owner(s) of Lot ____ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.

 To the recordation of the forgoing doc undersigned. 	sument against the real property owned by the
Dated this 19 day of August	2020.
l	OWNER(S)
	Signature: Hwandway Printed Name: Alexander Tang
	Signature:
	Printed Name:
STATE OF UTAH) ss.	
COUNTY OF()	
The foregoing instrument was acknowledge August , 2020 by Alexander	
JAMES L. VEALE NOTARY PUBLIC-STATE OF UTAH COMMISSION# 712577 COMM. EXP. 08-02-2024	Notary Public

CONSENT
The undersigned is / are the Owner(s) of Lot within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:
 To the creation of Wander Benefitted Area No. 1. To receipt of the Benefitted Area Services. To payment of the Benefitted Area Assessments. To the recordation of the forgoing document against the real property owned by the undersigned.
Dated this 28 th day of August 2020.
OWNER(S)
Signature: Asme L
Printed Name: Mei Ling Ng
NC Signature:
N C Printed Name:
flowa kong sar
NTATEXOTX VITATEX (
SS.
\$QWXXXXXXXXX

The foregoing instrument was acknowledged before me this 28th day of August , 2020 by Mei Ling Ng and ______

Notary Public

CHEUNG, KIU YAN NATALIA 張翹欣 NOTARY PUBLIC, HONG KONG SAR

Unit 301, 3/F, China Insurance Group Building, 141 Des Voeux Road Central, Hong Kong

+852 2856 3078 natalia @ cesn. hk



The undersigned is / are the Owner(s) of Lot ___418___ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.

2020.
VNER(S)
nature:
nted Name Joanne Hernandez
nature:
nted Name:
fore me this 7 day of and
tary Public

The undersigned is / are the Owner(s) of Lot ______ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

anacisigne	.	
Dated this	day of Au	2020.
		OWNER(S)
		Signature:
		Printed Name: Erin Fisher
		Signature:
		Printed Name: Dagen Fisher
STATE OF UTAH)	
	SS.	
COUNTY OF	tlela)	
The foregoing August, 2	instrument was acknown of the least of the l	owledged before me this 24 day of and 1450 to 5452.
/		

JAMES L. VEALE

NOTARY PUBLIC-STATE OF UTAH

COMMISSION# 712577

COMM. EXP. 08-02-2024

Notary Public