

WHEN RECORDED, MAIL TO:

Wander Homeowners Association
206 E. Winchester Street
Murray, Utah 84107

NOTICE OF REINVESTMENT FEE COVENANT

(Wander Subdivision, City of Saratoga Springs, Utah County, State of Utah)

Pursuant to Utah Code §57-1-46(6) notice is hereby given that each Lot within that parcel of real property located in the City of Saratoga Springs, Utah County, State of Utah, and more particularly described on **Exhibit A** hereto (“**Property**”) is subject to a covenant obligating a future buyer of any Lot within the Property to pay to the Wander Homeowners Association (“**Association**”), upon and as a result of a transfer of a Lot within the Property, a fee that is dedicated to benefitting such Lot (“**Reinvestment Fee**”).

1. The Property is subject to that certain *Master Declaration of Covenants, Conditions and Restrictions for Wander Subdivision* (“**Declaration**”), recorded with the Utah County Recorder’s office on February 28, 2020, as Entry No. 26325:2000.
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in the Section 4.3.1 of the Declaration.
 - a. The amount of the Reinvestment Fee will 500.00 for the initial transfer of each Lot from the developer or a commercial builder to a homebuyer.
 - b. Thereafter, the Reinvestment Fee will be one-half percent (0.5%) of the purchase price paid upon the transfer of a Lot.
 - c. The amount of the Reinvestment Fee may be changed from time to time as provided in the Declaration.
3. The Association’s address, where the Reinvestment Fee is to be paid, is:

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4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Lots within the Property and their successors in interest and assigns.
5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.

6. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Project (as the term “**Project**” is defined in the Declaration).
7. The purpose of the Reinvestment Fee is to enable the Association to finance the maintenance, repair and/or replacement of the Common Areas, to fund the reserve account of the Association, to satisfy any other obligation of the Association identified in the Declaration, or for any other purpose authorized by law.
8. The Reinvestment Fee required to be paid to the Association pursuant to the covenant contained in the Declaration is required to benefit the Lot, the Property and the Project.

WHEREFORE, this Notice of Reinvestment Fee Covenant has been executed by an authorized representative of the Wander Homeowners Association.

[End of Instrument. Signature Page Follows.]

WHEREFORE, this Notice of Reinvestment Fee Covenant has been executed by an authorized representative of the Wander Homeowners Association.

**WANDER HOMEOWNERS
ASSOCIATION**

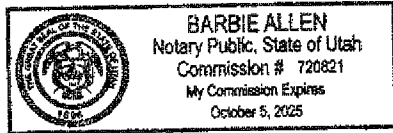
By: _____

Title: ASSISTANT SECRETARY

Date: 12/8/2021

STATE OF UTAH)
 :SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 8th day of December, 2021, by Ryan Smith as Assistant Secretary of the Wander Homeowners Association.



SEAL:

Barbie Allen
Notary Public

EXHIBIT A

(Description of the Property)

Lot 160 through Lot 234, inclusive, WANDER PHASE C2 SUBDIVISION, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Lot 101 through Lot 129, inclusive, WANDER PHASE C3 SUBDIVISION, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Lot 300 through Lot 328, inclusive, WANDER PHASE D1 SUBDIVISION, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Lot 329 through Lot 423, inclusive, WANDER PHASE D2 SUBDIVISION, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Lot 424 through Lot 491, inclusive, WANDER PHASE D3 SUBDIVISION, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Lot 493 through Lot 596, inclusive, WANDER PHASE E1 SUBDIVISION, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Lot 597 through Lot 626, inclusive, WANDER PHASE E2 SUBDIVISION, according to the official plat thereof on file