

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

DECLARATION OF INCLUSION

(Wander Plat F-1 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. 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 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. 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 (as the same has been amended and supplemented, the “**Declaration**”). For purposes of this Declaration of Inclusion, the Declaration includes that certain *First Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Wander Subdivision and Designation of Benefitted Area* recorded on September 11, 2020, as Entry No. 138139:2020, that certain *Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Wander Subdivision* recorded on December 10, 2021, as Entry No. 205304:2021, and that certain *Third Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Wander Subdivision* recorded on December 27, 2021, as Entry No. 213036:2021.

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 Declaration.

E. Section 1.28 and Section 2.5 of the 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 Declaration and the covenants set forth therein.

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 Declaration.

DECLARATION

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

1. Recitals Incorporated. The foregoing recitals are incorporated into this Declaration of inclusion.
2. Definitions. Capitalized terms used herein but not otherwise defined have the meaning provided in the Declaration.
3. Expansion of the Project. The Project is hereby expanded to include the Expansion Property. The Expansion Property shall henceforth be subject to the Declaration, all amendments to the Declaration adopted thus far, and all amendments to the Declaration adopted hereafter.
4. Membership in the Association. As set forth in Section 3.1 of the 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 Declaration.
5. Declarant’s Rights. Nothing in this Declaration of Inclusion shall be deemed to impair or limit any of Declarant’s rights as set forth in the Declaration, all of which will be applicable to the Expansion Property.
6. Recording. 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.]

EXHIBIT A

(Legal Description and Parcel Numbers of the Expansion Property)

~~/Lots 701 thru 896, inclusive~~
All of WANDER PHASE F1, according to the official plat thereof, recorded October 21, 2022,
as Entry No. 112192:2022, in the office of the Utah County Recorder;

Less and excepting Lot C-1, Lot C-2, and any Public Street as shown on the WANDER PHASE
F1 plat.

Parcel Nos. 55-993-0701 through 55-993-0896, inclusive, and Parcel Nos. 55-993-0899 through
55-993-0909, inclusive.