

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

(Portions of Wander Plat E-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 has previously recorded the Second Amendment and the Third Amendment against the Expansion Property, defined below, and both the Second Amendment and Third Amendment referenced the original recording information pertaining to the Declaration.

G. Nevertheless, for the avoidance of doubt, to confirm the encumbrance of the Declaration, Declarant now wishes to clarify by this Declaration of Inclusion that the real property identified on Exhibit A (“**Expansion Property**”) is 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. To the extent not already expanded to include the Expansion Property, 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)

Lot 497 and Lot 499, WANDER PHASE E1, according to the official plat thereof, recorded November 9, 2021, as Entry No. 189153:2021, in the office of the Utah County Recorder.

Parcel Nos. 55-948-0497 and 55-948-0499.

Lot 501, WANDER PHASE E1, according to the official plat thereof, recorded November 9, 2021, as Entry No. 189153:2021, in the office of the Utah County Recorder.

Parcel No. 55-948-0501.

Lot 503, WANDER PHASE E1, according to the official plat thereof, recorded November 9, 2021, as Entry No. 189153:2021, in the office of the Utah County Recorder.

Parcel No. 55-948-0503.

Lot 505 through Lot 509, inclusive, WANDER PHASE E1, according to the official plat thereof, recorded November 9, 2021, as Entry No. 189153:2021, in the office of the Utah County Recorder.

Parcel Nos. 55-948-0505 through 55-948-0509, inclusive.

Lot 515, WANDER PHASE E1, according to the official plat thereof, recorded November 9, 2021, as Entry No. 189153:2021, in the office of the Utah County Recorder.

Parcel No. 55-948-0515.

Lots 532 through Lot 533, inclusive, WANDER PHASE E1, according to the official plat thereof, recorded November 9, 2021, as Entry No. 189153:2021, in the office of the Utah County Recorder.

Parcel Nos. 55-948-0532 through 55-948-0533, inclusive.

Lot 535, WANDER PHASE E1, according to the official plat thereof, recorded November 9, 2021, as Entry No. 189153:2021, in the office of the Utah County Recorder.

Parcel No. 55-948-0535.

Lot 552 through Lot 560, inclusive, WANDER PHASE E1, according to the official plat thereof, recorded November 9, 2021, as Entry No. 189153:2021, in the office of the Utah County Recorder.

Parcel Nos. 55-948-0552 through 55-948-0560, inclusive.

Lot 562 through Lot 594, inclusive, WANDER PHASE E1, according to the official plat thereof, recorded November 9, 2021, as Entry No. 189153:2021, in the office of the Utah County Recorder.

Parcel Nos. 55-948-0562 through 55-948-0594, inclusive.