

When Recorded, Return To:
Oakwood Homes of Utah, LLC
206 E. Winchester Street
Murray, Utah 84107

Tax Parcel ID Nos.: See Exhibit A

08-763-0401 through 08-703-0409

DECLARATION OF INCLUSION

(Avenues at the Station Subdivision)

This DECLARATION OF INCLUSION (“**Declaration of Inclusion**”) is made by Clayton Properties Group, Inc., a Tennessee corporation dba Oakwood Homes as successor in interest to Clayton Properties Group II, Inc., a Colorado corporation (“**Owner**” and “**Declarant**”).

RECITALS

A. Owner is the owner of real property located in the Farmington City (“**City**”), Davis County (“**County**”), State of Utah, mor particularly identified on Exhibit A attached hereto (“**Property**”).

B. The Property is located in the Avenues at the Station subdivision (“**Project**”) which has been subdivided into individual single-family lots for attached and detached dwellings together with streets, other public improvements, and certain common facilities.

C. The Project is encumbered by that certain *Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Avenues at the Station* to be recorded in the real property records of Davis County on February 18, 2015, as Entry No. 2849043 (as the same has been amended and supplemented, the “**Declaration**”). Pursuant to its terms, the Declaration superseded and replaced in its entirety that certain *Declaration of Covenants, Conditions, and Restrictions for Avenues at the Station*, which was recorded in the real property records of Davis County on December 31, 2014, as Entry No. 2841670 (“**Original Declaration**”).

D. The Avenues at the Station 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 2.2 of the Declaration provides that the Declarant may expand the Project to include additional adjacent real estate within the scope of the Project. Owner is the successor in interest to the Declarant identified in the Declaration and has the rights and privileges of Declarant.

F. Declarant now wishes to expand the Project to include the Property, as identified on **Exhibit A**, within the scope of the Declaration, and subject Property to the Declaration and the covenants set forth therein, by recording this Declaration of Inclusion.

DECLARATION

NOW, THEREFORE, Declarant adopts the following covenants, conditions, and restrictions with respect to the 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 Property. The 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 1.15 and Section 8.1 of the Declaration, each Owner of a Lot within the 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 Property.

6. Recording. This Declaration of Inclusion shall be recorded in the Davis County Recorder's Office against the Property.

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

EXHIBIT A

(Legal Description of the Property)

Lots 401 - 409, inclusive, of the Avenues at the Station – Phase 4 plat recorded in the Davis County Recorder's Office on June 19, 2024, as Recorded No. 3575983.