

When Recorded, Return To:
Clayton Properties Group, Inc.
dba Oakwood Homes
206 E. Winchester Street
Murray, Utah 84107

ENT 50965:2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jul 31 10:11 AM FEE 142.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Tax Parcel ID Nos.: See Exhibit A
69-036-0901 through 69-036-0961

DECLARATION OF INCLUSION

(Lots 901-961, Wander Plat H-1)

This SECOND 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 (“**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**”).

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 recorded a *Declaration of Inclusion* against the real property comprising the Wander H-1 Plat, on March 21, 2024, as Entry No. 18287:2024. The Wander H-1 Plat has now been recorded and Declarant hereby records the current *Declaration of Inclusion* against the real property identified on **Exhibit A** (“**Property**”) to confirm that each Lot identified on the Wander H-1 will be subject to 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 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 3.1 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. Notice of Reinvestment Fee. A *Second Amended and Restated Notice of Reinvestment Fee Covenant* was recorded against the Property on March 21, 2024, as Entry No. 18289:2024. The Property will be subject to the Reinvestment Fee described therein.

7. Recording. This Declaration of Inclusion shall be recorded in the Utah County Recorder’s Office against the Property.

EXHIBIT A

(Legal Description of the Property)

Lots 901–961, inclusive, of the Wander Phase H1 plat recorded in the Utah County Recorder’s Office on June 24, 2024, as Entry No. 41263:2024.