

When Recorded, Return To:
Clayton Properties Group, 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, Inc., a Tennessee corporation, as successor to 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 shall also be deemed to include 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 (“**First Amendment**”), 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 (“**Second Amendment**”), 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 (“**Third Amendment**”).

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 493 through Lot 496, 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. 55-948-0493 through 55-948-0496, inclusive.

Lot 500 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. 55-948-0500.

Lot 502 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. 55-948-0502.

Lot 504 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. 55-948-0504.

Lot 513 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. 55-948-0513.

Lot 517 through Lot 526, 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. 55-948-0517 through 55-948-0526, inclusive.

Lot 528 through Lot 531, 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. 55-948-0528 through 55-948-0531, inclusive.

Lot 534 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. 55-948-0534.

Lot 537 through Lot 551, 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. 55-948-0537 through 55-948-0551, inclusive.

Lot 561 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. 55-948-0561.

Lot 595 through Lot 596, 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. 55-948-0595 through 55-948-0596, inclusive.

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 499 (“**Owner Lot**”) within the Expansion Property. The undersigned does / do hereby consent as follows:

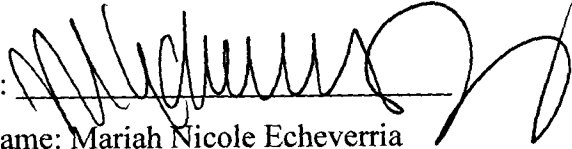
1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 16th day of June, 2023.

OWNER(S)

Signature: 

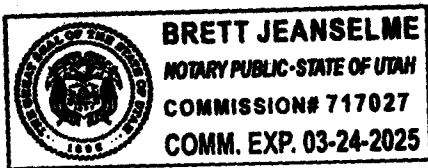
Printed Name: Taylor Stephen Rechis

Signature: 

Printed Name: Mariah Nicole Echeverria

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16th day of June, 2023 by Taylor Stephen Rechis and Mariah Nicole Echeverria.




Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 502 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 7 day of JULY, 2023.

OWNER(S)

Signature: [Handwritten Signature]

Printed Name: Grant Kingery

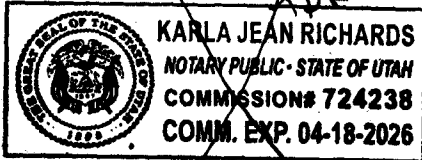
Signature: [Handwritten Signature]

Printed Name: Kayla Murch

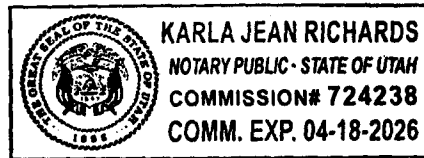
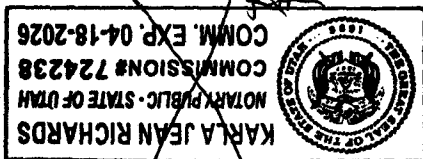
STATE OF UTAH)

COUNTY OF Utah)
SS.

The foregoing instrument was acknowledged before me this 7 day of July, ~~2021~~ 2023 by Grant Kingery and Kayla Murch.



[Handwritten Signature: Karla Jean Richards]
Notary Public



CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 512 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 14th day of June, 2023.

OWNER(S)

Signature: *Annarae Baldi*

Printed Name: Annarae Baldi

Signature: *Kim Baldi*

Printed Name: Kim Baldi

Signature: *Etika Marie Lamb*

Printed Name: Etika Marie Lamb

Signature: *Jordan Lamb*

Printed Name: Jordan Lamb

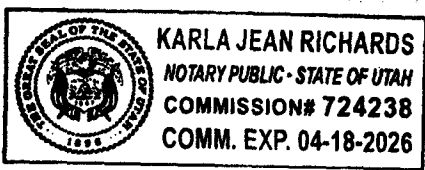
STATE OF UTAH)

ss.)

COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 14 day of June, 2023 by Annarae Baldi and Kim Baldi and Etika Marie Lamb And Jordan Lamb.

Karla Jean Richards
Notary Public



CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 514 ("**Owner Lot**") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 21 day of June, 2023.

OWNER(S)

Signature: *Joshua Robert Sperry*

Printed Name: Joshua Robert Sperry

Signature: _____

Printed Name: _____

STATE OF UTAH)
 ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 21st day of June, 2021 by Joshua Robert Sperry and _____.



Karla Jean Richards
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 528 ("**Owner Lot**") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 27th day of July, 2023.

OWNER(S)

Signature: _____

Printed Name: Gino Gazani

Signature: _____

Printed Name: Jessica Penaloza

STATE OF UTAH)
) ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 27 day of July, 2023 by Gino Gazani and Jessica Penaloza.



 Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 529 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

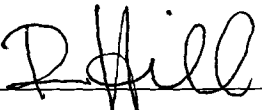
1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 14 day of June, 2023.

OWNER(S)

Signature: 

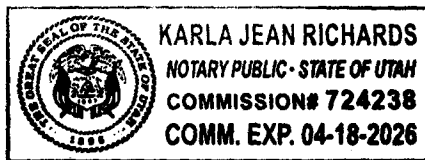
Printed Name: Brent Hill

Signature: 

Printed Name: Rachel Hill

STATE OF UTAH)
) SS.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 14th day of June, 2023 by Brent Hill and Rachel Hill.




Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 530 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 14th day of June, 2023.

OWNER(S)

Signature: Nickolas Reid Call

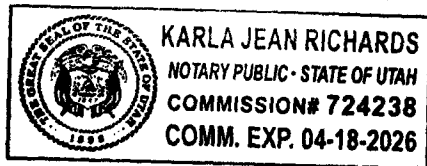
Printed Name: Nickolas Reid Call

Signature: Jenna Eileen Gianneschi

Printed Name: Jenna Eileen Gianneschi

STATE OF UTAH)
) ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 14 day of June, 2023 by Nickolas Reid Call and Jenna Eileen Gianneschi



Karla Richards
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 535 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 23 day of June, 2023.

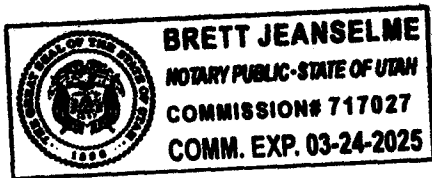
OWNER(S)

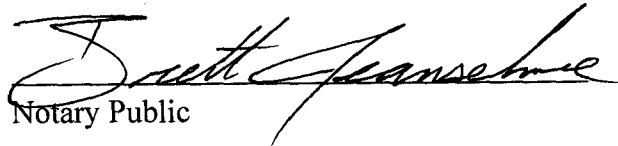
Signature: 
 Printed Name: Mark Andrew Schumaker

Signature: _____
 Printed Name: _____

STATE OF UTAH)
) ss.
 COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 23 day of June, 2023 by Mark Andrew Schumaker and _____.




 Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 537 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 23 day of June, 2023.

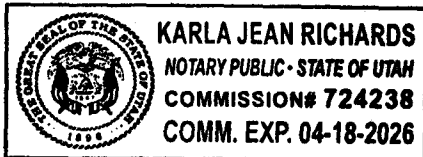
OWNER(S)

Signature: *Sandra G. Belvedere*
 Printed Name: Sandra G Belvedere

Signature: _____
 Printed Name: _____

STATE OF UTAH)
) SS.
 COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 23rd day of June, 2023 by Sandra G. Belvedere and _____.



Karla Jean Richards
 Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 538 ("**Owner Lot**") within the Expansion Property. The undersigned does / do hereby consent as follows:

- 1. To the recordation of the Declaration of Inclusion against the Expansion Property.
- 2. The subjugation of the Owner Lot to the Declaration.
- 3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 30th day of August, 2023.

OWNER(S)

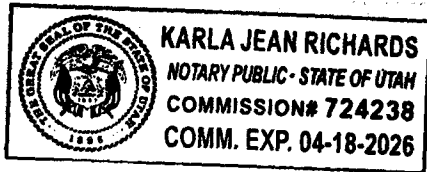
Signature: Cortney Nay
 Printed Name: Cortney Graf Nay

Signature: Sebastian Nay
 Printed Name: Sebastian Michael Nay

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 30 day of August, 2023 by Cortney Graf Nay and Sebastian Michael Nay

Karla Jean Richards
 Notary Public



CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 539 ("**Owner Lot**") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 7th day of July, 2023.

OWNER(S)

Signature: *Austin Rawls Liddiard*

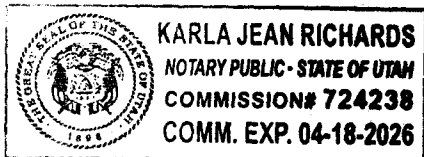
Printed Name: Austin Rawls Liddiard

Signature: _____

Printed Name: _____

STATE OF UTAH)
 ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 7 day of July, 2023 by Austin Rawls Liddiard and _____.



Karla Jean Richards
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 541 ("**Owner Lot**") within the Expansion Property. The undersigned does / do hereby consent as follows:

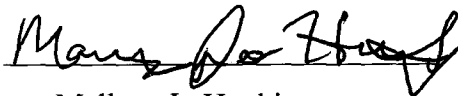
1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 5 day of July, 2023.

OWNER(S)

Signature: 

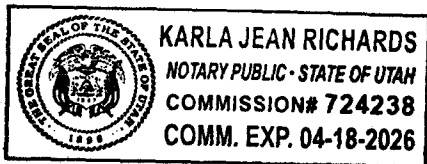
Printed Name: Norman Christopher Hopkins

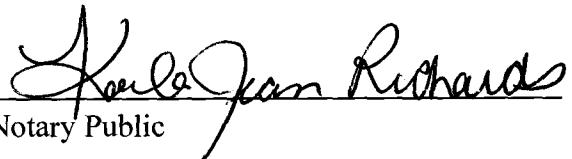
Signature: 

Printed Name: Mallory Jo Hopkins

STATE OF UTAH)
 ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 5th day of July, 2023 by Norman Christopher Hopkins and Mallory Jo Hopkins.




Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 544 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 14 day of July, 2023.

OWNER(S)

Signature: *Brook Marie Phipps*

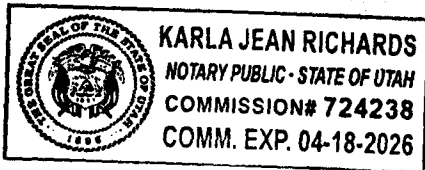
Printed Name: Brook Marie Phipps

Signature: _____

Printed Name: _____

STATE OF UTAH)
 ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 14 day of July, 2023 by Brook Marie Phipps and _____.



Karla Jean Richards
Notary Public

CONSENT

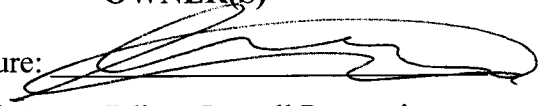
With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 545 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 21 day of June, 2023.

OWNER(S)

Signature: _____



Printed Name: Edison Lowell Pascascio

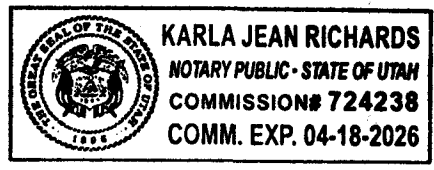
Signature: _____

Printed Name: _____

STATE OF UTAH)
 ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 21st day of June, 2023 by Edison Lowell Pascascio and _____.

Karla Jean Richards
Notary Public



CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 546 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 30 day of June, 2023.

OWNER(S)

Signature: Jesse G Norris

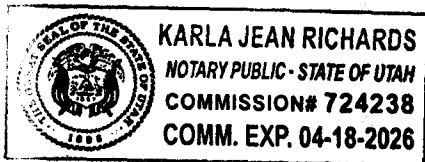
Printed Name: Jesse G Norris

Signature: _____

Printed Name: _____

STATE OF UTAH)
 ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 30th day of June, 2023 by Jesse G Norris and _____.



Karla Jean Richards
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 550 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 5 day of July, 2023.

OWNER(S)

Signature: _____

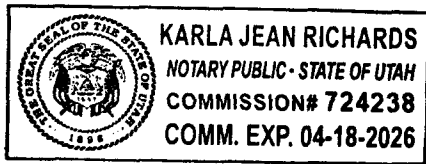
Printed Name: Michael Fairchild

Signature: _____

Printed Name: _____

STATE OF UTAH)
 ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 5th day of July, 2023 by Michael Fairchild and _____.



Karla Jean Richards
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 551 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 27 day of June, 2023.

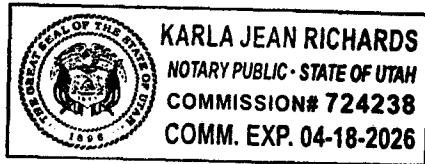
OWNER(S)

Signature: Jill Frances Norris
Printed Name: Jill Frances Norris

Signature: [Handwritten Signature]
Printed Name: Richard Lynn Norris Jr

STATE OF UTAH)
 ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 27th day of June, 2023 by Jill Frances Norris and Richard Lynn Norris Jr.



Karla Jean Richards
Notary Public

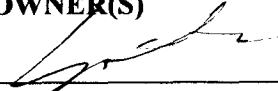
CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 596 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The continued payment of assessments to the Association as set forth in the Declaration.

Dated this 30th day of June, 2023.

OWNER(S)

Signature: 

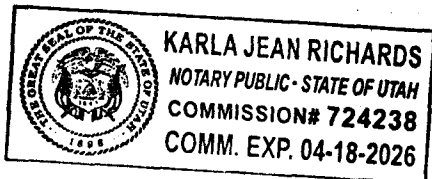
Printed Name: Si Hong Seth Lam

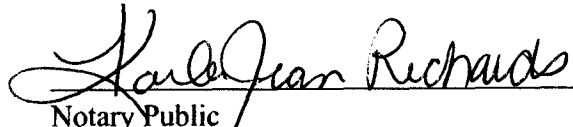
Signature: _____

Printed Name: _____

STATE OF UTAH)
 ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 30th day of June, 2023 by Si Hong Seth Lam and _____.




Notary Public

