

**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

**FIRST AMENDMENT TO**  
**MASTER DECLARATION OF COVENANTS, CONDITIONS,**  
**AND RESTRICTIONS FOR WANDER SUBDIVISION**  
**AND**  
**DESIGNATION OF BENEFITTED AREA**

This FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WANDER SUBDIVISION AND DESIGNATION OF BENEFITTED AREA (“**Amendment**”) is made by Clayton Properties Group II, Inc., a Colorado corporation doing business as Oakwood Homes (“**Declarant**”).

**RECITALS**

A. The Declarant is the developer of a 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 on Exhibit A, attached hereto.

B. The Project 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* (“**Declaration**”) to be recorded in the Real Property Records of Utah County on February 28, 2020, as Entry No. 26325:2020.

D. The Declaration provides, among other things, that the Wander Homeowners Association (“**Association**”), a Utah non-profit corporation, will manage and maintain the

Common Areas within the Project, and assess and collect from Owners a share of the costs of such management and maintenance.

E. Section 4.2.3 of the Declaration further provides that the Declarant may create, modify, or discontinue service areas (referred to in the Declaration as “**Benefitted Areas**”) which receive certain services or benefits from the Association which the Association does not provide to all areas of the Project.

F. Declarant now wishes to amend certain provisions of the Declaration relating to Benefitted Areas.

G. Declarant also wishes to designate a Benefitted Area within the Project.

H. Pursuant to Section 12.2 of the Declaration, Declarant may amend the Declaration during the Period of Declarant’s Control without the consent of any other Owner. The Period of Declarant’s Control has not yet expired

**AMENDMENT**

NOW, THEREFORE, the Declarant does hereby amend the Declaration consistent with the following terms:

1. Recitals Incorporated. The foregoing recitals are incorporated.
2. Definitions. Capitalized terms used herein but not otherwise defined have the meaning provided in the Declaration.
3. Amendment to Terms Pertaining to Benefitted Areas. Notwithstanding anything in the Declaration to the contrary, the following provisions apply to Benefitted Areas:
  - a. Declarant’s Right to Create Benefitted Areas. During the Period of Declarant’s Control, Declarant may establish, modify, or discontinue a Benefitted Area without the consent of any other Owner.
  - b. Benefitted Area Services. Where the Association provides services or benefits to a Benefitted Area which are not provided to other areas of the Project (“**Benefitted Area Services**”), the Owner of each Lot within the Benefitted Area will be assessed a proportional share of the cost of the Benefitted Area Services. Notwithstanding the foregoing, if some of the Benefitted Area Services benefit only a portion of the Lots within in the Benefitted Area, the Association will allocate the cost of the applicable Benefitted Area Services among the Owners whose Lots receive or are benefitted by such Benefitted Area Services.

- c. Benefitted Area Assessment. Each Owner's share of the cost of the applicable Benefitted Area Services ("**Benefitted Area Assessment**") will be assessed in connection with the annual assessment identified in Section 4.3.2 of the Declaration.
- d. Applicability of Other Provisions. Except as expressly modified herein, all other provisions of the Declaration relating to assessments, including provisions related to the collection of assessments, the covenant to pay for assessments, the collection of assessments, etc., will apply with full force to Benefitted Area Assessments.
4. Designation of Benefitted Area No. 1. The Declarant hereby designates the areas and Lots identified on Exhibit B, attached hereto, as "**Wander Benefitted Area No. 1.**"
- a. Identification. As more particularly described on Exhibit B, Wander Benefitted Area No. 1 will consist of Lots 311 through 346, inclusive, as shown on the Plat Map labeled *Jordan Promenade Village 1 Plat B-2* ("**Plat B-2**"), and Lots 401 through 472, inclusive, as shown on the Plat Map labeled *Jordan Promenade Village 1 Plat B-3* ("**Plat B-3**"). Only those areas and Lots identified on Exhibit B will be included within the scope of Wander Benefitted Area No. 1 and the Association will have no obligation to provide the Benefitted Area Services described below to any Lot or area not shown on Exhibit B.
- b. Scope of Services. The scope of Benefitted Area Services which the Association will provide to Wander Benefitted Area No. 1 may vary from time to time, as determined by the Board, but are expected to include maintenance of the some or all of the yard area of the affected Residences and snow removal on the driveways of affected Residences. The Benefitted Area Services may also include other costs or charges required or allowed under state law. The Benefitted Area Services being provided to Residences on Lots within Plat B-2 may vary from the Benefitted Area Services being provided to Residences on Lots within Plat B-3. Owners of Lots within Wander Benefitted Area No. 1 should contact the Association for a list of the current scope of Benefitted Area Services being provided to the Residences on the various Lots within Wander Benefitted Area No. 1.
- c. Cost of Services. Because the Benefitted Area Services provided to Lots within Plat B-2 may vary from the Benefitted Area Services provided to Lots within Plat B-3, the amount of the Benefitted Area Assessments may vary from Plat B-2 to Plat B-3. Owners of Lots within Wander Benefitted Area No. 1 should contact the Association for a current estimate of the cost of the Benefitted Area Services being provided to Wander

Benefitted Area No. 1 and the amount of the Benefitted Area Assessments applicable to the Residences on the various Lots within Wander Benefitted Area No. 1.

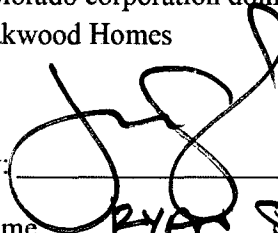
5. Scope of Amendment. To the extent that the terms or provisions of this Amendment conflict or are inconsistent with the terms and provisions of the Declaration, the terms and provisions of this Amendment shall control. However, except as modified in this Amendment, the Declaration shall remain in full force and effect in accordance with its terms.

*[End of Amendment. Signature Page Follows.]*

IN WITNESS WHEREOF, Declarant has executed this Amendment on this 30 day of June, 2020.

**DECLARANT**

Clayton Properties Group II, Inc., a  
Colorado corporation doing business as  
Oakwood Homes

By:   
Name: RYAN SMITH

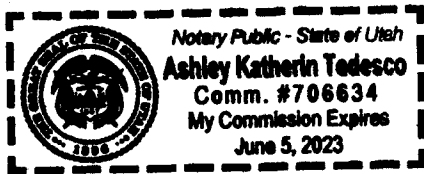
Title: DIVISION PRESIDENT

STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2020 by Ryan Smith as the Division President of Clayton Properties Group II, Inc.



Ashley Tedesco  
Notary Public

ASHLEY KATHERIN TEDESCO  
706634

**EXHIBIT A** (MASTER DEC)

Lots 201 through 227, inclusive, PLAT B-1, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof on file and of record in the Utah County Recorder's office.

Parcel Nos.: 43-271-0201 through 0227

AND

Lots 301 through 376, inclusive, PLAT B-2, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof on file and of record in the Utah County Recorder's office.

Parcel Nos.: 43-274-0301 through 0376

AND

Lots 401 through 472, inclusive, PLAT B-3, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof on file and of record in the Utah County Recorder's office.

Parcel Nos.: 43-275-0401 through 0472

**EXHIBIT B** (WANDER BENEFITTED AREA NO. 1)

Lots 311 through 346, inclusive, PLAT B-2, JORDAN PROMENDATE VILLAGE 1, according to the official plat thereof on file and of record in the Utah County Recorder's office.

Parcel Nos.: 43-274-0311 through 0346

AND

Lots 401 through 472, inclusive, PLAT B-3, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof on file and of record in the Utah County Recorders office.

Parcel Nos.: 43-275-0401 through 0472

CONSENT

The undersigned is / are the Owner(s) of Lot 333 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 17 day of August 2020.

OWNER(S)

Signature: *Kyle Taylor*  
 Printed Name: Kyle Taylor

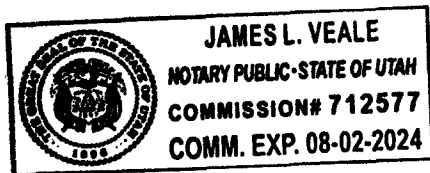
Signature: *Brittney Lopez*  
 Printed Name: Brittney Lopez

STATE OF UTAH )

ss.

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 17 day of August, 2020 by KYLE TAYLOR and BRITNEY LOPEZ.



*[Signature]*  
 Notary Public



CONSENT

The undersigned is / are the Owner(s) of Lot 334 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 18 day of August 2020.

**OWNER(S)**

Signature: Allison Walke

Printed Name: Allison Walke

Signature: \_\_\_\_\_

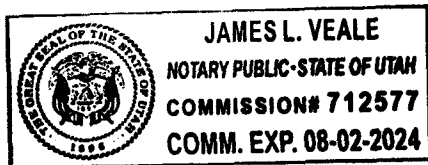
Printed Name: \_\_\_\_\_

STATE OF UTAH )

ss.

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 18 day of August, 2020 by ALLISON WALKER and \_\_\_\_\_.



\_\_\_\_\_  
Notary Public

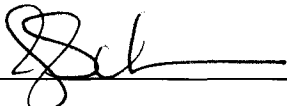
**CONSENT**

The undersigned is / are the Owner(s) of Lot 335 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

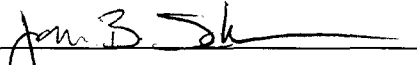
1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 17 day of July 2020.

**OWNER(S)**

Signature: 

Printed Name: Jennifer Schumann

Signature: 

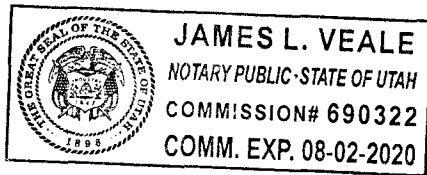
Printed Name: James Schumann

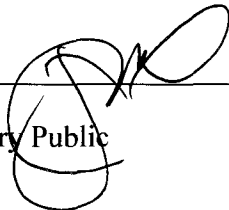
STATE OF UTAH )

ss.

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 17 day of July, 2020 by JENNIFER SCHUMANN and JAMES SCHUMANN.



  
Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 336 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 14 day of July 2020.

**OWNER(S)**

Signature: [Handwritten Signature]

Printed Name: Ryan Barker

Signature: \_\_\_\_\_

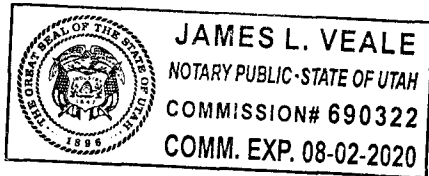
Printed Name: \_\_\_\_\_

STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 14 day of July, 2020 by Ryan Barker and \_\_\_\_\_.



[Handwritten Signature]  
Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 337 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 22 day of June 2020.

**OWNER(S)**

Signature: *Leanna Williams*

Printed Name: Leanna Williams

Signature: \_\_\_\_\_

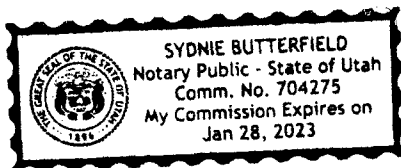
Printed Name: \_\_\_\_\_

STATE OF UTAH )

ss.

COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 22 day of June, 2020 by Leanna Williams and \_\_\_\_\_.



*Sydnie Butterfield*  
Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 338 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 11<sup>th</sup> day of June 2020.

**OWNER(S)**

Signature: *Norwin Briceno*

Printed Name: Norwin Briceno

Signature: *Jubbiry Quintero Gonzalez*

Printed Name: Jubbiry Quintero Gonzalez

STATE OF UTAH )

ss.

COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June, 2020 by Norwin Briceno and Jubbiry Quintero Gonzalez.



*Rachel Marietta Morris*  
Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 339 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 6 day of June 20 2020.  
11th June RMM

OWNER(S)

Signature: *JoAnn Sanford*

Printed Name: JoAnn Sanford

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF UTAH )

ss.

COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 11 day of June, 2020 by JoAnn Sanford and \_\_\_\_\_.



*Rachel Marietta Morris*  
Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 340 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 31 day of July 2020.

OWNER(S)

Signature: Michaela Fabiszak-Allen

Printed Name: Michaela Fabiszak-Allen

Signature: \_\_\_\_\_

Printed Name: Kyle Allen

STATE OF UTAH )

ss.

COUNTY OF ~~Salt Lake~~ Utah

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2020 by Michaela Fabiszak-Allen and Kyle Allen.



Rachel Marietta Morris  
Notary Public

RACHEL MARIETTA MORRIS  
699798  
04-02-2022

**CONSENT**

The undersigned is / are the Owner(s) of Lot 340 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 11 day of June 2020.

**OWNER(S)**

Signature: \_\_\_\_\_

Printed Name: Michaela Fabiszak-Allen

Signature: 

Printed Name: Kyle Allen

STATE OF UTAH )

ss.

COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 11 day of June, 2020 by Michaela Fabiszak-Allen and Kyle Allen.



  
 Notary Public



**CONSENT**

The undersigned is / are the Owner(s) of Lot 341 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

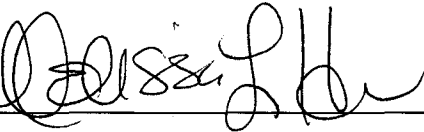
1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 25 day of JUNE 2020.

**OWNER(S)**

Signature: 

Printed Name: Melissa Hunsaker

Signature: 

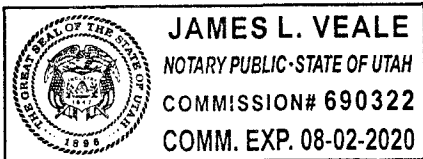
Printed Name: \_\_\_\_\_

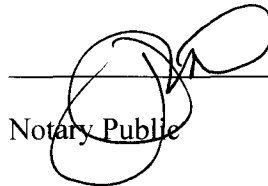
STATE OF UTAH )

ss.

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 25 day of June, 2020 by MELISSA HUNSAKER and \_\_\_\_\_.



  
 Notary Public

**CONSENT**


342

The undersigned is / are the Owner(s) of Lot ~~844~~ within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 26 day of June 2020.

**OWNER(S)**

Signature: 

Printed Name: Nathan R. Sampson

Signature: \_\_\_\_\_

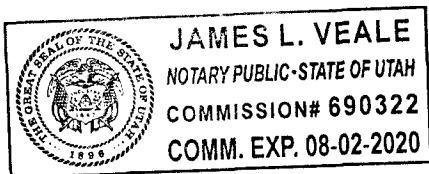
Printed Name: \_\_\_\_\_

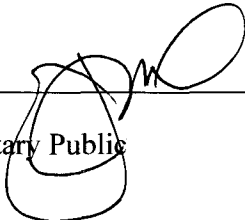
STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 26 day of June, 2020 by NATHAN R. SAMPSON and \_\_\_\_\_.



  
Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 343 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 29 day of JULY 2020.

**OWNER(S)**

Signature: Tyler Walke

Printed Name: Tyler Walke

Signature: \_\_\_\_\_

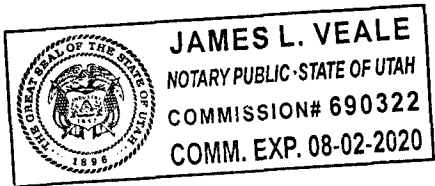
Printed Name: \_\_\_\_\_

STATE OF UTAH )

ss.

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 29 day of July, 2020 by TYLER WALKER and \_\_\_\_\_.



[Signature]  
 Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 344 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 29 day of JULY 2020.

**OWNER(S)**

Signature: Kathleen Myers  
Printed Name: Kathleen Myers

Signature: \_\_\_\_\_

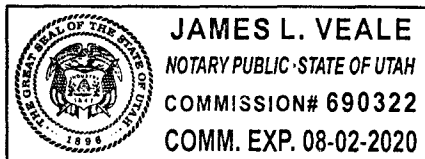
Printed Name: \_\_\_\_\_

STATE OF UTAH )

ss.

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 29 day of July, 2020 by KATHLEEN H. MYERS and [Signature].



[Signature]  
Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 401 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 15<sup>th</sup> day of May 2020.

**OWNER(S)**

Signature: *Rachel M. Zimmerman*  
 Printed Name: Rachel M. Zimmerman

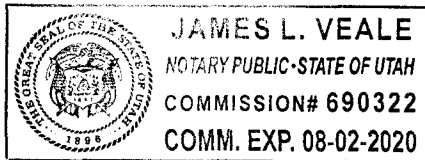
Signature: *M. Zimmerman*  
 Printed Name: Matthew Zimmerman

STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 15 day of May, 2020 by RACHEL M. ZIMMERMAN and MATTHEW ZIMMERMAN.



*[Signature]*  
 Notary Public

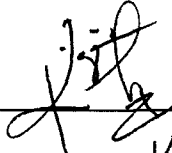
**CONSENT**

The undersigned is / are the Owner(s) of Lot 402 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 15 day of May 2020.

**OWNER(S)**

Signature:   
 Printed Name: Ken Loyd

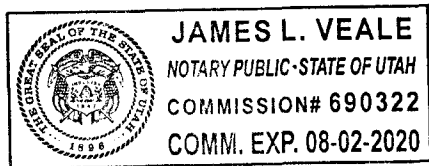
Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

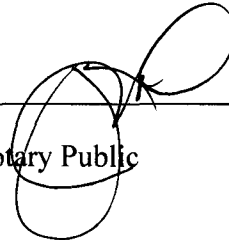
STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 15 day of May, 2020 by KEN LOYD and \_\_\_\_\_.



  
 Notary Public

CONSENT

The undersigned is / are the Owner(s) of Lot 403 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 11<sup>th</sup> day of June 2020.

**OWNER(S)**

Signature: *Kin Lim C. Forkner*

Printed Name: Kin Lim C. Forkner

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June, 2020 by Kin Lim C. Forkner and \_\_\_\_\_.



*Rachel Marietta Morris*

Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 404 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 8 day of June 2020.

**OWNER(S)**

Signature: Constance Robinson

Printed Name: Constance Robinson

Signature: \_\_\_\_\_

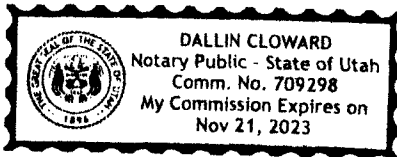
Printed Name: \_\_\_\_\_

STATE OF UTAH )

ss.

COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 8 day of June, 2020 by Constance Robinson and \_\_\_\_\_.



Dallin Cloward

Notary Public



**CONSENT**

The undersigned is / are the Owner(s) of Lot 405 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

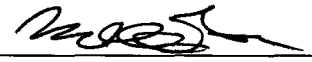
1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 9 day of June 2020.

**OWNER(S)**

Signature: 

Printed Name: Taylor Chorniak

Signature: 

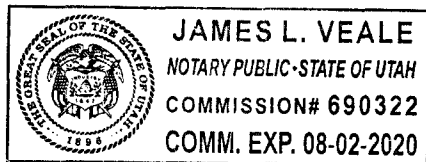
Printed Name: Monica Chorniak

STATE OF UTAH )

ss.

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 9 day of June, 2020 by Taylor Chorniak and Monica Chorniak.



  
 Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 406 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 24 day of June 2020.

**OWNER(S)**

Signature: [Handwritten Signature]

Printed Name: Parker Solum

Signature: [Handwritten Signature]

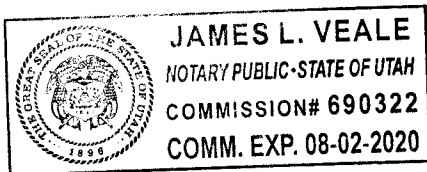
Printed Name: Valorie Solum

STATE OF UTAH )

ss.

COUNTY OF Seeth )

The foregoing instrument was acknowledged before me this 24 day of June, 2020 by PARKER SOLUM and VALORIE SOLUM.



[Handwritten Signature]  
Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 407 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 30 day of June 2020.

OWNER(S)

Signature: \_\_\_\_\_

Printed Name: Ryan Smith, Manager

Signature: \_\_\_\_\_

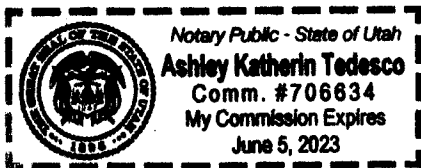
Printed Name: Malcolm Thacker, Manager

STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 30 day of June, 2020 by Ryan Smith and \_\_\_\_\_.



Ashley Tedesco  
 \_\_\_\_\_  
 Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 407 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 30 day of June 2020.

**OWNER(S)**

Signature: \_\_\_\_\_

Printed Name: Ryan Smith, Manager

Signature: M. T.

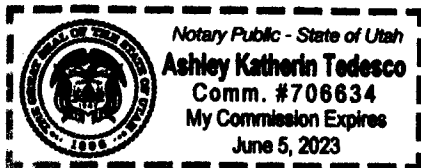
Printed Name: Malcolm Thacker, Manager

STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 30 day of June, 2020 by Malcolm Thacker and \_\_\_\_\_.



Ashley Tedesco  
 \_\_\_\_\_  
 Notary Public

CONSENT

The undersigned is / are the Owner(s) of Lot ~~407~~ 408 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 30 day of June 2020.

OWNER(S)

Signature: \_\_\_\_\_

Printed Name: Ryan Smith, Manager

Signature: \_\_\_\_\_

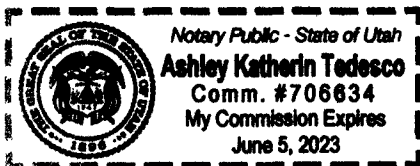
Printed Name: Malcolm Thacker, Manager

STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 30 day of June, 2020 by Ryan Smith and \_\_\_\_\_.



Ashley Tedesco

Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot ~~XXX~~ 407 408 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 30 day of June 2020.

**OWNER(S)**

Signature: \_\_\_\_\_

Printed Name: Ryan Smith, Manager

Signature: *Malcolm Thacker*

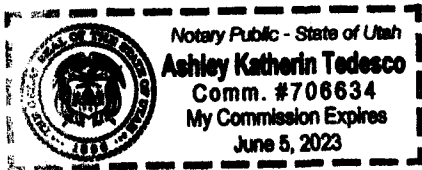
Printed Name: Malcolm Thacker, Manager

STATE OF UTAH )

ss.

COUNTY OF salt Lake )

The foregoing instrument was acknowledged before me this 30 day of June, 2020 by Malcolm Thacker and \_\_\_\_\_.



*Ashley Tedesco*  
 Notary Public


**CONSENT**

The undersigned is / are the Owner(s) of Lot 409 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 20 day of July 2020.

**OWNER(S)**

Signature: 

Printed Name: Hailey Marie

Signature: \_\_\_\_\_

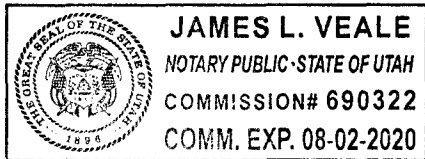
Printed Name: \_\_\_\_\_

STATE OF UTAH )

ss.

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 20 day of July, 2020 by HAILEY MARIE and \_\_\_\_\_.



  
 Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 410 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 20 day of JULY 2020.

**OWNER(S)**

Signature: Brett J. Coulter

Printed Name: Brett Coulter

Signature: Mindy Coulter

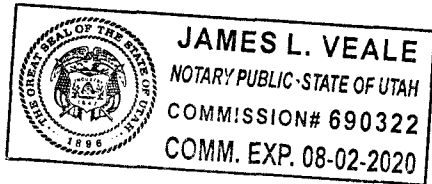
Printed Name: Mindy Coulter

STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 20 day of July, 2020 by BRETT COULTER and MINDY COULTER.



[Signature]  
Notary Public



**CONSENT**

The undersigned is / are the Owner(s) of Lot 411 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 19 day of August 2020.

**OWNER(S)**

Signature: 

Printed Name: Amber Detoles

Signature: \_\_\_\_\_

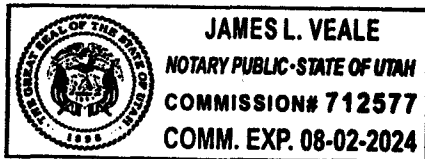
Printed Name: \_\_\_\_\_

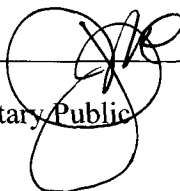
STATE OF UTAH )

ss.

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 19 day of August, 2020 by AMBER DETOLES and \_\_\_\_\_.



  
 Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 412 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 13 day of July 2020.

**OWNER(S)**

Signature: *Cindy Ontiveros*

Printed Name: Cindy Ontiveros

Signature: *Gail Lyons*

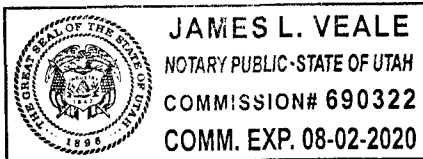
Printed Name: Gail Lyons

STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 13 day of July, 2020 by CINDY ONTIVEROS and GAIL LYONS.



*[Signature]*  
 Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 413 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 10 day of August 2020.

**OWNER(S)**

Signature: *Matthew Hyrum Jenson*

Printed Name: Matthew Hyrum Jenson

Signature: *Emily Moana Bennett Jenson*

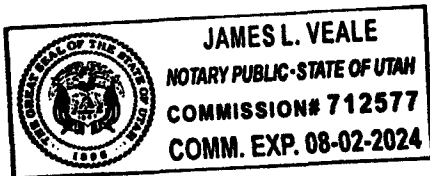
Printed Name: Emily Moana Bennett Jenson

STATE OF UTAH )

ss.

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 10 day of August, 2020 by MATTHEW HYRUM JENSON and EMILY MOANA BENNETT JENSON



*[Signature]*  
Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 414 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 10 day of August 2020.

**OWNER(S)**

Signature: 

Printed Name: Michael James Smeltzer

Signature: 

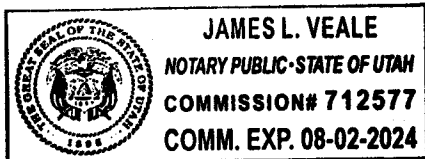
Printed Name: Kristen Marie Smeltzer

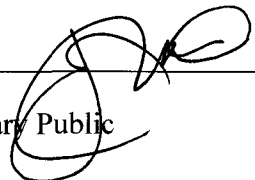
STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 10 day of August, 2020 by MICHAEL JAMES SMELTZER and KRISTEN MARIE SMELTZER.



  
 Notary Public


**CONSENT**

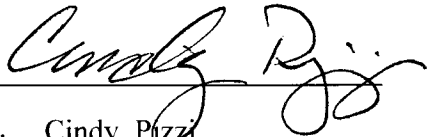
The undersigned is / are the Owner(s) of Lot 415 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 11 day of August 2020.

**OWNER(S)**

Signature:   
 Printed Name: Jamie Pizzi

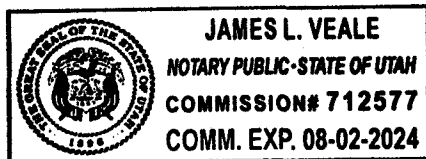
Signature:   
 Printed Name: Cindy Pizzi

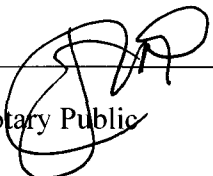
STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 11 day of August, 2020 by JAMIE PIZZI and CINDY PIZZI.



  
 Notary Public

CONSENT

The undersigned is / are the Owner(s) of Lot 416 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

- 1. To the creation of Wander Benefitted Area No. 1.
- 2. To receipt of the Benefitted Area Services.
- 3. To payment of the Benefitted Area Assessments.
- 4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 19 day of August 2020.

OWNER(S)

Signature: *Alexander Tang*  
 Printed Name: Alexander Tang

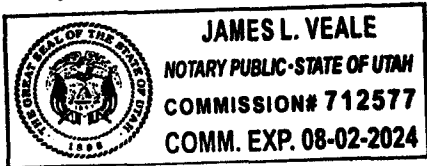
Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

STATE OF UTAH )

ss.

COUNTY OF Juab

The foregoing instrument was acknowledged before me this 19 day of August, 2020 by Alexander Tang and \_\_\_\_\_.



*[Signature]*  
 Notary Public

**CONSENT**

The undersigned is / are the Owner(s) of Lot 417 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 28<sup>th</sup> day of August 2020.

**OWNER(S)**

Signature: *Mei Ling Ng*

Printed Name: Mei Ling Ng

NL Signature: \_\_\_\_\_

NL Printed Name: \_\_\_\_\_

HONG KONG SAR  
~~STATE OF UTAH~~ )

ss.

~~COUNTY OF XXXXXXXXXXXXX~~

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of August, 2020 by Mei Ling Ng and \_\_\_\_\_ NL

*Natalia*

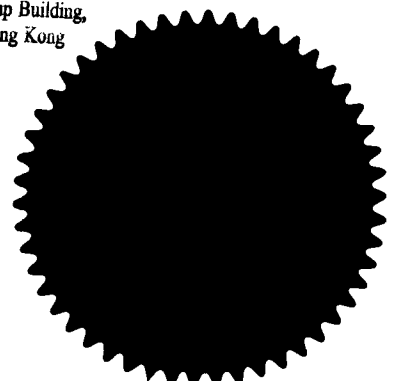
Notary Public

CHEUNG, KIU YAN NATALIA 張翹欣  
NOTARY PUBLIC, HONG KONG SAR

Unit 301, 3/F, China Insurance Group Building,  
141 Des Voeux Road Central, Hong Kong

+852 2856 3078

natalia@cesh.hk



**CONSENT**

The undersigned is / are the Owner(s) of Lot 418 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 27 day of August 2020.

**OWNER(S)**

Signature: 

Printed Name: Joanne Hernandez

Signature: \_\_\_\_\_

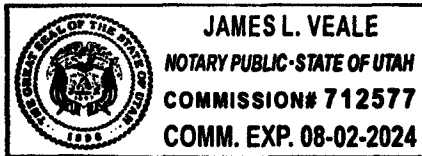
Printed Name: \_\_\_\_\_

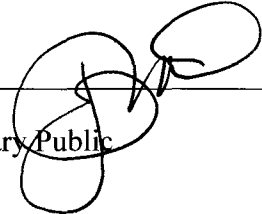
STATE OF UTAH )

ss.

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 27 day of August, 2020 by JOANNE HERNANDEZ and \_\_\_\_\_.



  
 Notary Public



**CONSENT**

The undersigned is / are the Owner(s) of Lot 420 within Wander Benefitted Area No. 1. The undersigned does / do hereby consent as follows:

1. To the creation of Wander Benefitted Area No. 1.
2. To receipt of the Benefitted Area Services.
3. To payment of the Benefitted Area Assessments.
4. To the recordation of the forgoing document against the real property owned by the undersigned.

Dated this 26 day of August 2020.

**OWNER(S)**

Signature: 

Printed Name: Erin Fisher

Signature: 

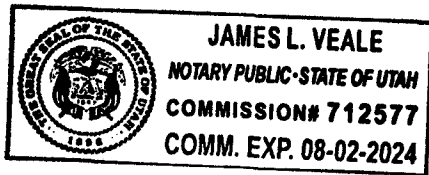
Printed Name: Dagen Fisher

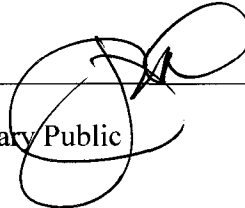
STATE OF UTAH )

ss.

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 26 day of August, 2020 by ERIN FISHER and DAGEN FISHER.



  
 Notary Public