

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

(Adding of Land to the Scope of the Master Declaration of Covenants, Conditions, and Restrictions for Wander 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. Master 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 Master 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. Master 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 (“**Master 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 Master Declaration.

E. Section 1.28 and Section 2.5 of the Master 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 Master Declaration and the covenants set forth therein.

F. Declarant now wishes to expand the Project to include such additional real property, as identified on **Exhibit A** (“**Expansion Property**”) within the scope of the Master 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.

2. Definitions. Capitalized terms used herein but not otherwise defined have the meaning provided in the Master Declaration.

3. Expansion of the Project. The Project is hereby expanded to include the Expansion Property. The Expansion Property shall henceforth be subject to the Master Declaration, all amendments to the Master Declaration adopted thus far, and all amendments to the Master Declaration adopted hereafter.

4. Membership in the Association. As set forth in Section 3.1 of the Master 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 Master 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 Master 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)

Lots 160-234, Wander Phase C2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

and

Lots 300-328, Wander Phase D1, according to the official plat thereof as recorded in the office of the Utah County Recorder.

and

Lots 329-423, Wander Phase D2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

and

Lots 424-491, Wander Phase D3, according to the official plat thereof as recorded in the office of the Utah County Recorder.

and

Lots 597-626, Wander Phase E2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 308 ("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 Master Declaration.
- 3. The payment of assessments to the Association as set forth in the Master Declaration.

Dated this 12 day of Oct, 2021.

OWNER(S)

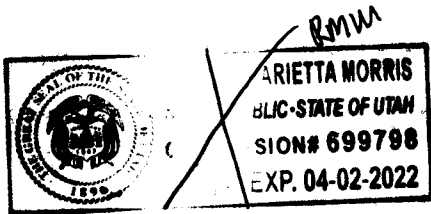
Signature: [Handwritten Signature]

Printed Name: Monica Jimenez

Signature: [Handwritten Signature]
Printed Name: Abraham Salas Jimenez

STATE OF UTAH)
 ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 12th day of October, 2021 by Monica Jimenez and Abraham Salas Jimenez.



[Handwritten Signature]
Notary Public



CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 309 ("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 Master Declaration.
3. The payment of assessments to the Association as set forth in the Master Declaration.

Dated this 14 day of October, 2021.

OWNER(S)

Signature: Cameron S. Evans

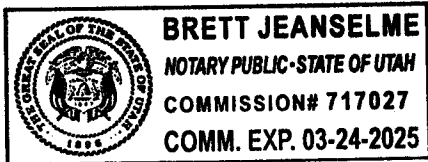
Printed Name: Cameron S. Evans

Signature: Mary Elizabeth Evans

Printed Name: Mary Elizabeth Evans

STATE OF UTAH)
COUNTY OF Salt Lake)^{SS.}

The foregoing instrument was acknowledged before me this 14 day of October, 2021 by Cameron S. Evans and Mary Elizabeth Evans



Brett Jeanselme
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 310 (“**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 Master Declaration.
- 3. The payment of assessments to the Association as set forth in the Master Declaration.

Dated this 14 day of October, 2021.

OWNER(S)

Signature: _____

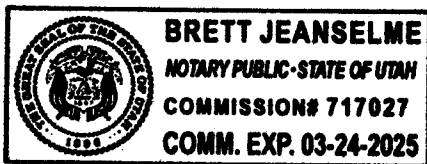
Printed Name: Michael Mackay

Signature: _____

Printed Name: Miriam Mackay

STATE OF UTAH)
 ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 14 day of October, 2021 by Michael Mackay and Miriam Mackay.



Notary Public