

WHEN RECORDED, MAIL TO:

Wander Homeowners Association  
206 E. Winchester Street  
Murray, Utah 84107

Tax Parcel Nos.: See Exhibit A

**SECOND AMENDED AND RESTATED  
NOTICE OF REINVESTMENT FEE COVENANT**

*(Wander Subdivision, City of Saratoga Springs, Utah County, State of Utah)*

Pursuant to Utah Code §57-1-46(6) notice is hereby given that each Lot within the real property located in the City of Saratoga Springs, Utah County, State of Utah, more particularly described on **Exhibit A** hereto (“**Property**”) is subject to a covenant obligating a future buyers Lots within the Property to pay to the Wander Homeowners Association (“**Association**”), upon and as a result of a transfer of a Lot within the Property, a fee that is dedicated to benefitting such Lot (“**Reinvestment Fee**”).

1. The Property is subject to that certain *Master Declaration of Covenants, Conditions and Restrictions for Wander Subdivision* (as amended, the “**Declaration**”). The Declaration was initially recorded with the Utah County Recorder’s office on February 28, 2020, as Entry No. 26325:2020 and has been subsequently amended. Capitalized terms used, but not defined, in this notice have the meanings set forth in the Declaration.
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in Section 4.3.1 of the Declaration, as amended by the *Fourth Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Wander Subdivision* (“**Fourth Amendment**”). The first Owner purchasing or otherwise taking title to a Lot after the Reinvestment Fee becomes applicable pursuant to the terms of the Fourth Amendment, and each subsequent Owner purchasing or otherwise taking title to such Lot, is obligated to pay the Reinvestment Fee to the Association.
  - a. The amount of the Reinvestment Fee will be five hundred dollars (\$500.00) for the for the initial transfer of a Lot after the Reinvestment Fee becomes applicable.
  - b. Thereafter, the amount of the Reinvestment Fee will be the greater of five hundred dollars (\$500.00) or one-half percent (0.5%) of the purchase price paid for the transfer of the applicable Lot.
  - c. The amount of the Reinvestment Fee, as set forth above, may be changed from time to time as provided in the Declaration.
3. The Association’s address, where the Reinvestment Fee is to be paid, is:

First American Title Accommodation  
Recording Assumes No Liability

Wander Homeowners Association  
206 E. Winchester Street  
Murray, Utah 84107

4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Lots within the Property and their successors in interest and assigns.
5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the Property.
6. The covenant for the Reinvestment Fee shall remain in full force and effect so long as the Declaration encumbers the Project (as the term “**Project**” is defined in the Declaration).
7. The purpose of the Reinvestment Fee is to enable the Association to finance the maintenance, repair and/or replacement of the Common Areas, to fund the reserve account of the Association, to satisfy any other obligation of the Association identified in the Declaration, or for any other purpose authorized by law.
8. The Reinvestment Fee required to be paid to the Association pursuant to the covenant contained in the Declaration is required to benefit the Lot, the Property and the Project.
9. This Second Amended and Restated Notice of Reinvestment Fee Covenant replaces and supersedes any prior notices of the Reinvestment Fee for the Project including, without limitation, those recorded on February 28, 2020, as Entry No. 26421:2020, on December 10, 2021, as Entry No. 205303:2021, and on August 31, 2023, as Entry No. 57449:2023. For the avoidance of doubt, there is only one Reinvestment Fee, but the Reinvestment Fee will be assessed to buyers of Lots in accordance with the Declaration.

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

WHEREFORE, this Second Amended and Restated Notice of Reinvestment Fee Covenant has been executed by an authorized representative of the Wander Homeowners Association.

ASSOCIATION

WANDER HOMEOWNERS ASSOCIATION

By: M. T.

Printed Name: Malcolm Thacker

Title: BOARD PRESIDENT

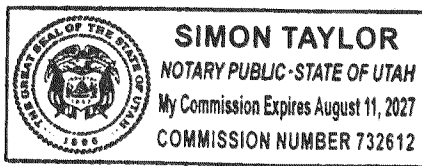
Date: 3/20/24

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 20 day of March, 2024, by Malcolm Thacker as ~~Assistant Secretary~~ Board President of the Wander Homeowners Association.

[Signature]  
NOTARY PUBLIC

SEAL:



**EXHIBIT A**

**(Description of the Property)**

**Jordan Promenade Village 1, Plat B-1:**

All of Lots 201 through 227, inclusive, PLAT B-1, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof, recorded in the office of the Utah County Recorder.  
Parcel Nos. 43-271-0201 through 43-271-0227, inclusive

**Jordan Promenade Village 1, Plat B-2:**

All of Lots 301 through 376, inclusive, PLAT B-2, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof, recorded in the office of the Utah County Recorder.  
Parcel Nos. 43-274-0301 through 43-274-0376, inclusive

**Jordan Promenade Village 1, Plat B-3:**

All of Lots 401 through 472, inclusive, PLAT B-3, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof, recorded in the office of the Utah County Recorder.  
Parcel Nos. 43-275-0401 through 43-275-0472, inclusive

**Wander Phase C2:**

All of Lots 160 through 234, inclusive, WANDER PHASE C2 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.  
Parcel Nos. 55-911-0160 through 55-911-0234, inclusive

**Wander Phase C3:**

All of Lots 101 through 129, inclusive, WANDER PHASE C3 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.  
Parcel Nos. 55-947-0101 through 55-947-0129, inclusive

**Wander Phase C4:**

All of Lots 130 through 159, inclusive, WANDER PHASE C4 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.  
Parcel Nos. 55-955-0130 through 55-955-0159, inclusive

**Wander Phase D1:**

All of Lots 300 through 328, inclusive, WANDER PHASE D1 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.  
Parcel Nos. 55-928-0300 through 55-928-0328, inclusive

**Wander Phase D2:**

All of Lots 329 through 423, inclusive, WANDER PHASE D2 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.  
Parcel Nos. 55-929-0329 through 55-929-0423, inclusive

**Wander Phase D3:**

All of Lots 424 through 491, inclusive, WANDER PHASE D3 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.  
Parcel Nos. 55-930-0424 through 55-930-0491, inclusive

**Wander Phase E1:**

All of Lots 493 through 596, inclusive, WANDER PHASE E1 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 55-948-0493 through 55-948-0596, inclusive

**Wander Phase E2:**

All of Lots 597 through 626, inclusive, WANDER PHASE E2 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 55-945-0597 through 55-945-0626, inclusive

**Wander Phase F1 Amended #1:**

All of Lots 701 through 896, inclusive, WANDER PHASE F1 AMENDED #1, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 69-012-0701 through 69-012-0896, inclusive

**Wander Village 1 Plat A Amended:**

Lots 1 through 25, inclusive, WANDER VILLAGE 1 PLAT A AMENDED, according to the official plat thereof as recorded in the office of the Utah County Recorder.

Parcel Nos. 55-986-0001 through 55-986-0025, inclusive

**Proposed Wander Phase H1**

A parcel of land situated in the Southeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the West Right-of-Way Line of Riverside Drive, said point lies North 89°57'40" West 1235.662 feet along the Section Line and North 3774.219 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°59'37" West 4.034 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears North 89°59'37" West, Chord: South 45°00'11" West 16.970 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'37"; thence West 187.030 feet to a point on a 12.000 foot radius tangent curve to the right, (radius bears North, Chord: North 45°00'00" West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence North 387.000 feet; thence West 59.000 feet; thence North 216.823 feet; thence North 89°59'46" West 410.008 feet; thence North 00°00'14" East 110.000 feet; thence North 89°59'46" West 41.004 feet; thence North 00°00'14" East 59.000 feet; thence North 116.007 feet; thence East 510.000 feet; thence South 104.040 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears East, Chord: South 45°00'00" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence East 187.305 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears North, Chord: North 45°00'13" East 16.969 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'34"; thence South 89°59'34" East 3.809 feet to said West Right-of-Way Line of Riverside Drive; thence along said Riverside Drive South 00°00'13" West 784.821 feet to the point of beginning.