

WHEN RECORDED, MAIL TO:

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

ENT 38883-2025 PG 1 of 4  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 May 27 04:16 PM FEE 122.00 BY CS  
RECORDED FOR SARATOGA SPRINGS CITY

Tax Parcel Nos.: See Exhibit A

## NOTICE OF REINVESTMENT FEE COVENANT

### (Wander Phase H3)

*(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 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:

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.

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

WHEREFORE, this Notice of Reinvestment Fee Covenant (Wander Phase H3) has been executed by an authorized representative of the Wander Homeowners Association.

**ASSOCIATION**

WANDER HOMEOWNERS  
ASSOCIATION

By: M. Thacker

Printed Name: Malcolm Thacker

Title: ASSISTANT SECRETARY

Date: 4/23/25

STATE OF UTAH )  
:SS.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 23 day of April, 2025, by  
Malcolm Thacker as Assistant Secretary of the Wander Homeowners  
Association.

SEAL:



Karla Jean Richards  
NOTARY PUBLIC

**EXHIBIT A**  
**(Legal Description of Property)**

Lots 1014 through 1064, inclusive, of the Wander Phase H3 Subdivision plat recorded in the Utah County Recorder's Office on \_\_\_\_\_, as Entry No. 38882-2025 Map No. 19742, together with Parcel O-15 Common Open Space, Parcel O-16 Common Open Space, Parcel O-17 Common Open Space, Parcel O-18 Common Open Space, and all private streets and private rights of way shown on the plat; but excluding Parcel C-1 shown on such plat.