

WHEN RECORDED, MAIL TO:

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

ENT 41812:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 05 11:34 AM FEE 60.00 BY KC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Tax Parcel Nos.: See Exhibit A

NOTICE OF REINVESTMENT FEE COVENANT

(Wander Phase H2)

(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

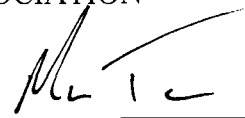
4. The covenant for the Reinvestment Fee is intended to run with the land and bind all owners of Lots within the Property and their successors in interest and assigns.
5. The existence of the covenant for the Reinvestment Fee precludes the imposition of any additional reinvestment fee covenants on the 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 H2) has been executed by an authorized representative of the Wander Homeowners Association.

ASSOCIATION

WANDER HOMEOWNERS
ASSOCIATION

By: 

Printed Name: Malcolm Thacker

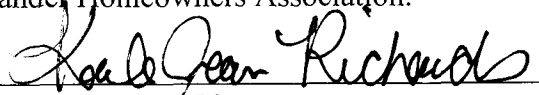
Title: President, Wanders Homeowners

Association

Date: June 5, 2025

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

The foregoing instrument was acknowledged before me this 5th day of June, 2025, by Malcolm Thacker as President, of the Wander Homeowners Association.


NOTARY PUBLIC

SEAL:

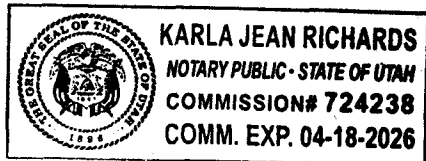


EXHIBIT A

(Legal Description of Wander Phase H2)

Lots 962 through 969, inclusive, Lots 971 through 976, inclusive, and Lots 992 through 997, inclusive, of the Wander Phase H2 Subdivision plat recorded in the Utah County Recorder's Office on December 6, 2024, as Entry No. 86145:2024, Map No. 19526, together with Parcel O-12 Common Open Space, Parcel O-13 Common Open Space, Parcel O-14 Common Open Space, and all private streets and private rights of way shown on the plat.