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**When Recorded, Return To:**

Clayton Properties Group, Inc.  
dba Oakwood Homes  
206 E. Winchester Street  
Murray, Utah 84107



ENT 48939:2025 PG 1 of 4  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jul 1 12:19 PM FEE 110.00 BY MG  
RECORDED FOR SARATOGA SPRINGS CITY

### **DECLARATION OF INCLUSION**

#### **(Wander Phase J1)**

This DECLARATION OF INCLUSION (“**Declaration of Inclusion**”) is made by Clayton Properties Group, Inc., a Tennessee corporation dba Oakwood Homes as successor in interest to Clayton Properties Group II, Inc., a Colorado corporation (“**Declarant**”) to be effective as of the date set forth on the signature page.

#### **RECITALS**

A. 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 Declaration (defined below).

B. The Project has been, or shall be, subdivided into individual residential 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* to be recorded in the real property records of Utah County on February 28, 2020, as Entry No. 26325:2020 (as the same has been amended and supplemented, the “**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 Declaration.

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

F. Declarant now wishes to expand the Project to include additional real property, as identified on Exhibit A attached hereto (“**Expansion Property**”), within the scope of the 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 into this Declaration of inclusion.

2. Definitions. Capitalized terms used herein but not otherwise defined have the meaning provided in the 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 Declaration, all amendments to the Declaration adopted thus far, and all amendments to the Declaration adopted hereafter.

4. Membership in the Association. As set forth in Section 3.1 of the 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 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 Declaration, all of which will be applicable to the Expansion Property.

6. Notice of Reinvestment Fee. A *Notice of Reinvestment Fee Covenant* has been recorded against the Expansion Property or will be recorded against the Expansion Property concurrently herewith. The Expansion Property will be subject to the Reinvestment Fee described therein.

7. Recording. This Declaration of Inclusion shall be recorded in the Utah County Recorder's Office against the Expansion Property.

*[End of instrument. Signature page follows.]*

IN WITNESS WHEREOF, Declarant has executed the foregoing Declaration of Inclusion.

**DECLARANT**

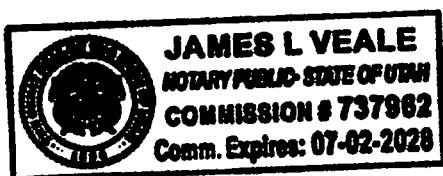
**Clayton Properties Group, Inc.** a Tennessee corporation dba Oakwood Homes

By: Malcolm Thacker  
 Name: Malcolm Thacker  
 Title: Assistant Secretary  
 Date: 6/12/25

STATE OF UTAH )  
 ss.  
 COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 12 day of June, 2025 by

Malcolm Thacker as the Assistant Secretary of Clayton Properties Group, Inc.



Notary Public

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

Lots 101 through 143, inclusive, of the Wander Phase J1 Subdivision plat recorded in the Utah County Recorder's Office on JULY 1, 2025, as Entry No. 48938, Map No. 19787, together with Parcel O-1 Common Open Space and Parcel O-2 Common Open Space and all private streets and private rights of way shown on the plat.

The area encompassed by the Wander Phase J1 Subdivision plat being described as:

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 East Right-of-Way Line of Riverside Drive, said point lies North 89°57'40" West 1158.703 feet along the Section Line and North 3123.273 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Riverside Drive North 00°00'13" East 650.979 feet; thence South 89°59'47" East 3.824 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears North 89°53'58" East, Chord: South 45°03'01" East 16.956 feet); thence along the arc of said curve 18.829 feet through a central angle of 89°53'58"; thence East 187.176 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears North, Chord: North 45°00'07" East 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of 89°59'47"; thence South 89°59'47" East 29.500 feet; thence North 00°00'13" East 0.005 feet; thence South 89°59'47" East 29.500 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South 89°59'47" East, Chord: South 44°59'53" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'13"; thence East 204.126 feet; thence South 59.000 feet; thence West 99.630 feet; thence South 00°00'13" West 377.00 feet; thence North 89°59'47" West 116.500 feet; thence South 00°00'13" West 56.998 feet; thence South 89°59'47" East 116.500 feet; thence South 00°00'13" West 85.752 feet; thence North 89°59'47" West 116.500 feet; thence South 00°00'13" West 60.274 feet; thence North 89°59'47" West 59.000 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears North 89°59'47" West, Chord: North 44°59'47" West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence North 89°59'47" West 187.074 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South 00°00'10" West, Chord: South 45°00'10" West 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of 90°00'00"; thence North 89°59'47" West 3.926 feet to the point of beginning.