



WHEN RECORDED, MAIL TO:

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

ENT 48940:2025 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

Tax Parcel Nos.: See Exhibit A

NOTICE OF REINVESTMENT FEE COVENANT
(Wander Phase J1)

(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 J1) has been executed by an authorized representative of the Wander Homeowners Association.

ASSOCIATION

WANDER HOMEOWNERS
ASSOCIATION

By: Malcolm Thorne

Printed Name: Malcolm Thorne

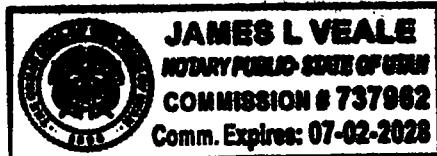
Title: President

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 Thorne as President of the Wander Homeowners Association.

SEAL:



Malcolm Thorne
NOTARY PUBLIC

EXHIBIT A
(Legal Description of 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 $89^{\circ}57'40''$ 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 $00^{\circ}00'13''$ East 650.979 feet; thence South $89^{\circ}59'47''$ East 3.824 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears North $89^{\circ}53'58''$ East, Chord: South $45^{\circ}03'01''$ East 16.956 feet); thence along the arc of said curve 18.829 feet through a central angle of $89^{\circ}53'58''$; 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 $45^{\circ}00'07''$ East 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of $89^{\circ}59'47''$; thence South $89^{\circ}59'47''$ East 29.500 feet; thence North $00^{\circ}00'13''$ East 0.005 feet; thence South $89^{\circ}59'47''$ East 29.500 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South $89^{\circ}59'47''$ East, Chord: South $44^{\circ}59'53''$ East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of $90^{\circ}00'13''$; thence East 204.126 feet; thence South 59.000 feet; thence West 99.630 feet; thence South $00^{\circ}00'13''$ West 377.00 feet; thence North $89^{\circ}59'47''$ West 116.500 feet; thence South $00^{\circ}00'13''$ West 56.998 feet; thence South $89^{\circ}59'47''$ East 116.500 feet; thence South $00^{\circ}00'13''$ West 85.752 feet; thence North $89^{\circ}59'47''$ West 116.500 feet; thence South $00^{\circ}00'13''$ West 60.274 feet; thence North $89^{\circ}59'47''$ West 59.000 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears North $89^{\circ}59'47''$ West, Chord: North $44^{\circ}59'47''$ West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of $90^{\circ}00'00''$; thence North $89^{\circ}59'47''$ West 187.074 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South $00^{\circ}00'10''$ West, Chord: South $45^{\circ}00'10''$ West 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of $90^{\circ}00'00''$; thence North $89^{\circ}59'47''$ West 3.926 feet to the point of beginning.