


5/12/24
When Recorded, Return To:
Clayton Properties Group, Inc.
dba Oakwood Homes
206 E. Winchester Street
Murray, Utah 84107


ENT 48942:2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jul 1 12:19 PM FEE 124.00 BY HG
RECORDED FOR SARATOGA SPRINGS CITY

DECLARATION OF INCLUSION

(Wander Phase J2)

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.

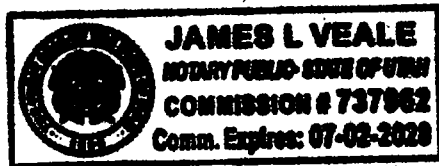
DECLARANT

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

By: M. L.
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 [Signature]

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

Lots 144 through 193, inclusive, of the Wander Phase J2 Subdivision plat recorded in the Utah County Recorder's Office on July 1, 2025, as Entry No. 48941, Map No. 19788, together with Parcel O-3 Common Open Space and Parcel O-4 Common Open Space and all private streets and private rights of way shown on the plat.

The area encompassed by the Wander Phase J2 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 1158.726 feet along the Section Line and North 2758.462 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence said Riverside Drive North 00°00'13" East 364.810 feet; thence South 89°59'47" East 3.926 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'50" East, Chord: North 45°00'10" East 16.970 feet); thence along the arc of said curve 18.849 feet through a central angle of 90°00'00"; thence South 89°59'47" East 187.074 feet to a point on a 12.000 foot radius tangent curve to the right, (radius bears South 00°00'13" West, Chord: South 44°59'47" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence South 89°59'47" East 59.000 feet; thence North 00°00'13" East 60.274 feet; thence South 89°59'47" East 116.500 feet; thence South 00°00'13" West 288.250 feet; thence East 104.501 feet to a point on a 12.000 foot radius 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 1.085 feet to a point on a 1329.500 foot radius non tangent curve to the right, (radius bears South, Chord: South 85°41'36" East 199.681 feet); thence along the arc of said curve 199.869 feet through a central angle of 08°36'49" to a point of reverse curvature with a 12.000 foot radius tangent curve to the left, (radius bears North 08°36'49" East, Chord: North 49°18'31" East 18.197 feet); thence along the arc of said curve 20.653 feet through a central angle of 98°36'36"; thence South 89°59'47" East 46.000 feet; thence South 00°00'13" West 15.209 feet to a point on a 25.000 foot radius tangent curve to the left, (radius bears South 89°59'47" East, Chord: South 38°52'56" East 31.389 feet); thence along the arc of said curve 33.934 feet through a central angle of 77°46'18" to a point of reverse curvature with a 1317.668 foot radius tangent curve to the right, (radius bears South 12°13'55" West, Chord: South 77°39'41" East 4.905 feet); thence along the arc of said curve

4.905 feet through a central angle of $00^{\circ}12'48''$; thence South $12^{\circ}25'52''$ West 46.041 feet to a point on a 12.000 foot radius non tangent curve to the left, (radius bears South $12^{\circ}25'52''$ West, Chord: South $56^{\circ}29'11''$ West 17.248 feet); thence along the arc of said curve 19.245 feet through a central angle of $91^{\circ}53'23''$; thence South $10^{\circ}32'29''$ West 106.037 feet to a point on a 1130.000 foot radius non tangent curve to the right, (radius bears South $12^{\circ}00'55''$ West, Chord: South $67^{\circ}00'26''$ East 430.357 feet); thence along the arc of said curve 433.001 feet through a central angle of $21^{\circ}57'18''$; thence South $56^{\circ}01'47''$ East 520.405 feet; thence South $33^{\circ}58'13''$ West 87.027 feet to the Northerly Right-of-Way Line of Pony Express Parkway; thence along said Pony Express Parkway the following (x) courses: 1) North $56^{\circ}01'49''$ West 524.537 feet to a point on a 1043.000 foot radius tangent curve to the left, (radius bears South $33^{\circ}58'11''$ West, Chord: North $69^{\circ}29'47''$ West 485.765 feet); 2) along the arc of said curve 490.266 feet through a central angle of $26^{\circ}55'56''$; 3) North $82^{\circ}57'45''$ West 421.846 feet; 4) South $89^{\circ}21'17''$ West 31.810 feet to a point on a 549.500 foot radius tangent curve to the left, (radius bears South $00^{\circ}38'44''$ East, Chord: South $84^{\circ}53'12''$ West 85.613 feet); 5) along the arc of said curve 85.700 feet through a central angle of $08^{\circ}56'09''$ to a point of reverse curvature with a 164.500 foot radius non tangent curve to the right, (radius bears North $09^{\circ}34'55''$ West, Chord: North $72^{\circ}10'58''$ West 151.402 feet); 6) along the arc of said curve 157.330 feet through a central angle of $54^{\circ}47'54''$ to a point of compound curvature with a 124.500 foot radius non tangent curve to the right, (radius bears North $45^{\circ}13'08''$ East, Chord: North $32^{\circ}46'28''$ West 51.798 feet); 7) along the arc of said curve 52.179 feet through a central angle of $24^{\circ}00'48''$ to the point of beginning.