


5/124
WHEN RECORDED, MAIL TO:

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


ENT 48943:2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jul 1 12:19 PM FEE 124.00 BY NG
RECORDED FOR SARATOGA SPRINGS CITY

Tax Parcel Nos.: See Exhibit A

NOTICE OF REINVESTMENT FEE COVENANT

(Wander Phase J2)

(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 J2) has been executed by an authorized representative of the Wander Homeowners Association.

ASSOCIATION

WANDER HOMEOWNERS
ASSOCIATION

By: M L I C

Printed Name: MALCOLM T HALLER

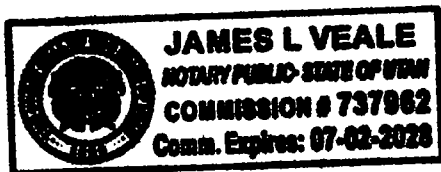
Title: PRESIDENT

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 T HALLER as PRESIDENT of the Wander Homeowners Association.

SEAL:



[Signature]
NOTARY PUBLIC

EXHIBIT A
(Legal Description of 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°12'48"; thence South 12°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°25'52" West, Chord: South 56°29'11" West 17.248 feet); thence along the arc of said curve 19.245 feet through a central angle of 91°53'23"; thence South 10°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°00'55" West, Chord:

South 67°00'26" East 430.357 feet); thence along the arc of said curve 433.001 feet through a central angle of 21°57'18"; thence South 56°01'47" East 520.405 feet; thence South 33°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°01'49" West 524.537 feet to a point on a 1043.000 foot radius tangent curve to the left, (radius bears South 33°58'11" West, Chord: North 69°29'47" West 485.765 feet); 2) along the arc of said curve 490.266 feet through a central angle of 26°55'56"; 3) North 82°57'45" West 421.846 feet; 4) South 89°21'17" West 31.810 feet to a point on a 549.500 foot radius tangent curve to the left, (radius bears South 00°38'44" East, Chord: South 84°53'12" West 85.613 feet); 5) along the arc of said curve 85.700 feet through a central angle of 08°56'09" to a point of reverse curvature with a 164.500 foot radius non tangent curve to the right, (radius bears North 09°34'55" West, Chord: North 72°10'58" West 151.402 feet); 6) along the arc of said curve 157.330 feet through a central angle of 54°47'54" to a point of compound curvature with a 124.500 foot radius non tangent curve to the right, (radius bears North 45°13'08" East, Chord: North 32°46'28" West 51.798 feet); 7) along the arc of said curve 52.179 feet through a central angle of 24°00'48" to the point of beginning.