

WHEN RECORDED, MAIL TO:

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

**AMENDED AND RESTATED  
NOTICE OF REINVESTMENT FEE COVENANT**

*(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 that parcel of real property located in the City of Saratoga Springs, Utah County, State of Utah, and more particularly described on **Exhibit A** hereto (“**Property**”) is subject to a covenant obligating a future buyer of any Lot 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* (“**Declaration**”), recorded with the Utah County Recorder’s office on February 28, 2020, as Entry No. 26325:2020.
2. The Reinvestment Fee, and a covenant for the payment thereof, is described in Section 4.3.1 of the Declaration. The initial Owner purchasing a Lot from the Declarant, and each subsequent Owner of a Lot, is obligated to pay the Reinvestment Fee to the Association.
  - a. The amount of the Reinvestment Fee will be 500.00 for the initial transfer of each Lot from the Declarant to the initial Owner purchasing a Lot.
  - b. Thereafter, the Reinvestment Fee will be one-half percent (0.5%) of the purchase price paid upon the transfer of a Lot.
  - c. The amount of the Reinvestment Fee 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.
9. This Amended and Restated Notice of Reinvestment Fee Covenant replaces and supersedes any prior notices of the Reinvestment Fee for the Project including, without limitation, those recorded on February 28, 2020, as Entry No. 26421:2020 and on December 10, 2021, as Entry No. 205303:2021. For the avoidance of doubt, there is only one Reinvestment Fee, but the Reinvestment Fee will be assessed to each buyer in connection with each sale of a Lot.

*[End of Instrument. Signature Page Follows.]*

WHEREFORE, this Amended and Restated Notice of Reinvestment Fee Covenant has been executed by an authorized representative of the Wander Homeowners Association.

**ASSOCIATION**

WANDER HOMEOWNERS  
ASSOCIATION

By: 

Printed Name: MALCOLM THALLER

Title: HOA BOARD PRESIDENT

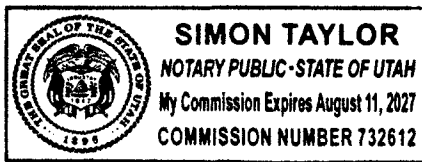
Date: 8/31/23

STATE OF UTAH            )  
  :SS.  
COUNTY OF Utah        )

The foregoing instrument was acknowledged before me this 31 day of August, 2023, by Malcolm Thaller as HOA Board President of the Wander Homeowners Association.

  
NOTARY PUBLIC

SEAL:



**EXHIBIT A**

**(Description of the Property)**

The following described real property located in the County of Utah, State of Utah:

All of Lots 201 through 227, inclusive, PLAT B-1, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 43-271-0201 through 43-271-0227, inclusive

All of Lots 301 through 376, inclusive, PLAT B-2, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 43-274-0301 through 43-274-0376, inclusive

All of Lots 401 through 472, inclusive, PLAT B-3, JORDAN PROMENADE VILLAGE 1, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 43-275-0401 through 43-275-0472, inclusive

All of Lots 160 through 234, inclusive, WANDER PHASE C2 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 55-911-0160 through 55-911-0234, inclusive

All of Lots 101 through 129, inclusive, WANDER PHASE C3 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 55-947-0101 through 55-947-0129, inclusive

All of Lots 130 through 159, inclusive, WANDER PHASE C4 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 55-955-0130 through 55-955-0159, inclusive

All of Lots 300 through 328, inclusive, WANDER PHASE D1 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 55-928-0300 through 55-928-0328, inclusive

All of Lots 329 through 423, inclusive, WANDER PHASE D2 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 55-929-0329 through 55-929-0423, inclusive

All of Lots 424 through 491, inclusive, WANDER PHASE D3 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 55-930-0424 through 55-930-0491, inclusive

All of Lots 493 through 596, inclusive, WANDER PHASE E1 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 55-948-0493 through 55-948-0596, inclusive

All of Lots 597 through 626, inclusive, WANDER PHASE E2 SUBDIVISION, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 55-945-0597 through 55-945-0626, inclusive

All of Lots 701 through 896, inclusive, WANDER PHASE F1 AMENDED #1, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel Nos. 69-012-0701 through 69-012-0896, inclusive