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**When Recorded, Return To:**

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



ENT 78823:2025 PG 1 of 4  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Oct 10 04:13 PM FEE 82.00 BY HG  
RECORDED FOR SARATOGA SPRING CITY

**DECLARATION OF INCLUSION**

**(Wander Phase J5)**

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  
as successor to Clayton Properties Group II,  
Inc., a Colorado corporation

By: MTC

Name: Malcolm Thacker,

Title: Assistant Secretary

Date: September 23, 2025

STATE OF UTAH )  
SS.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 23 day of September,  
2025 by Malcolm Thacker, as the Assistant Secretary of Clayton Properties Group, Inc.



Karla Jean Richards  
Notary Public

**EXHIBIT A**

**(Legal Description of Expansion Property)**

Lots 194 through 223, inclusive, of the Wander Phase J5 Subdivision plat recorded in the Utah County Recorder's Office on \_\_\_\_\_, as Entry No. \_\_\_\_\_, Map No. \_\_\_\_\_, together with Parcel O-5 Common Open Space, and all private streets and private rights-of-way shown on the plat.