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DOUG CROFTS, WEBER COUNTY RECORDER
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REC FOR: CARDON LAND TITLE

**SEVENTH AMENDMENT AND SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE HIGHLANDS AT WOLF CREEK SUBDIVISION
(amending various instruments)**

THIS AMENDMENT AND SUPPLEMENTAL DECLARATION (this "Amendment") is executed as of the 1st day August, 2006 (the "Effective Date"), by WOLF CREEK PROPERTIES, LC, a Utah limited liability company ("Declarant"), whose address is 3900 North Wolf Creek Drive, Eden, Utah 84310.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Declarant agrees as follows:

1. Definitions. As used in this Amendment, each of the following terms shall have the indicated meaning, and any term used in this Amendment that is capitalized but not defined shall have the same meaning as set forth in the Declaration (defined below in this Paragraph 1), as amended by this Amendment:

1.1. "Amendment No. 3" means the instrument styled "Declaration of Covenants, Conditions and Restrictions for The Highlands at Wolf Creek Phase IV subdivision, Eden, Utah, dated October 26, 2004 and recorded November 6, 2004 as Entry No. 2066459 in the Official Records, covering Phase IV.

1.2. "Amendment No. 4" means the instrument styled "Fourth Amendment and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for The Highlands at Wolf Creek Subdivision" dated March 17, 2005 and recorded March 21, 2005 as Entry No. 2092060 in the Official Records.

1.3. "Amendment No. 5" means the instrument styled "Declaration of Covenants, Conditions and Restrictions for The Highlands at Wolf Creek Phase VI Subdivision, Eden, Utah," dated April 26, 2005 and recorded April 28, 2005 as Entry No. 2099817 in the Official Records.

1.4. "Amendment No. 6" means the instrument styled "Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for The Highlands at Wolf Creek Subdivision,

Eden, Utah," dated January 5, 2006 and recorded January 6, 2006 as Entry No. 2153248 in the Official Records.

1.5 "Declaration" means the Original CC&R's, as previously amended by the Prior Amendments.

1.6 "Official Records" means the official records of the Weber County Recorder, State of Utah.

1.7 "Original CC&R's" means the Declaration of Covenants, Conditions and Restrictions for The Highlands at Wolf Creek Phase 1 Subdivision, Eden, Utah, dated June 6, 2002 and recorded June 6, 2002 as Entry No. 1853135 in Book 2237 at Page 2448 of the Official Records.

1.8 "Phases I through VIII, inclusive" means the land located in Weber County, Utah, described on the attached Exhibit A, and references in this Amendment to one or more Phases shall mean those Phases as defined on said Exhibit A.

1.9 "Prior Amendments" means Amendment No. 4, Amendment No. 5, Amendment No. 6 and all "Prior Amendments" referenced in Amendment No. 4.

2. Purpose. Declarant has, pursuant to the Prior Amendments (a) added additional land (namely, Phases II, III, IV, V, VI, VII and VIII) to the Property and the Subdivision, (b) made such land subject to the Covenants, and (c) amended the Original CC&R's. Declarant now intends to correct the legal description for Phase IV (as contained in Amendment No.3) which will result in additional land being added thereto, making such land subject to the Covenants, and to amend further, and make certain ministerial changes to, the Declaration, all as set forth in this Amendment. As set forth in Section 8.5 of the Declaration, Declarant is the only person required to execute this Amendment.

3. Amendment of Instruments. In accordance with Section 8.5 of the Declaration, the Declaration is hereby amended as set forth in this Paragraph 3.

3.1. Definitions. Sections 1.4, 1.10, 1.12 and 1.18 of the Original CC&R's are deleted in their entirety and the following substituted, respectively, in lieu thereof:

1.4 "Building Pad" shall mean the area on a Lot approved by the Declarant or Design Review Board pursuant to the Master Declaration for the location of a Dwelling Unit and other structures on each Lot.

* * * *

1.10 "Limits of Disturbance Area" shall mean the area on each Lot designated by the Declarant or Design Review Board pursuant to the Master Declaration which is the outer limit of the area which may be disturbed by construction activity, and also the limit of the portion of the Lot which may be irrigated for landscaping purposes.

* * * *

1.12 "Master Declaration" shall mean the Master Declaration of Covenants, Conditions and Restrictions for Wolf Creek Resort, dated as of May 15, 2002 and recorded October 18, 2002 as Entry No. 1992728 in Book 2275 at Page 460 of the official records of the Weber County Recorder, State of Utah, as such Master Declaration may be amended at any time and from time to time. The Property and all parts thereof shall be subject to the Master Declaration in all respects.

* * * *

1.18 "Reserved Open Space" shall mean the area on each Lot designated by the Declarant or Design Review Board pursuant to the Master Declaration in which no disturbance of the natural vegetation is permitted and no irrigation is permitted.

3.2. Assessments. Section 2.3 of the Original CC&Rs is deleted in its entirety and the following substituted in lieu thereof:

2.3. Assessments. The Association has the power to levy assessments against each Lot as necessary to carry out these functions. All assessments will be equal on all Lots, whether vacant or improved. Assessments will be made annually to meet the anticipated and recurring expenses of the Association including, but not limited to, the costs of Common Area landscape maintenance, water for irrigation, reimbursement of expenses incurred by the Trustees and Architectural Committee in performance of their obligations, and enforcement of these Covenants. All assessments shall be adopted and imposed by the Board; provided that if an annual assessment after the initial assessment increases by more than twenty percent (20%) over the prior year's annual assessment, such increase shall be subject to the approval of the Owners at the annual meeting of the Owners or a special meeting of the Owners called by the Board for such purpose. Notice of the assessment and the proposed amount of the annual assessment will be given to the Owners at least sixty (60) days in advance of such assessment being made; provided that the amount of the proposed assessment may be increased or decreased at any time by the Board upon at least sixty (60) days advance notice to the Owners. The Association may also levy special assessments to cover unanticipated expenses or shortfalls. All special assessments shall be adopted and imposed by the Board; provided that if a special assessment exceeds by more than twenty percent (20%) the annual assessment, such increase shall be subject to the approval of the Owners at the annual meeting of the Owners or a special meeting of the Owners called by the Board for such purpose.

3.3. Insurance. The following is added as a new Section 2.8 of the Original CC&Rs:

2.8 **Insurance.** Association may obtain and pay for any property and liability insurance and fidelity bonds as the Board may deem necessary or desirable from time to time. The cost of such insurance and bonds shall be included in any assessment payable by the Owners hereunder.

3.4. **Review Fee.** Section 3.2.b of the Original CC&Rs is deleted in its entirety, and the following is substituted in lieu thereof:

b. **Review Fee.** From time to time the Architectural Committee may establish and charge reasonable fees for the review of applications and may require such fees to be paid in full prior to review of any application. Such fees may include the reasonable costs and expenses incurred in having any application reviewed by architects, engineers or other professionals, as determined by the Architectural Committee. The Architectural Committee may employ architects, engineers or other persons as it deems necessary to perform the review.

3.2 **Master Association Design Review Board.** The following is added as new Section 3.8 of the Declaration:

3.8 **Master Association Design Review Board.** Pursuant to Article IV of the Master Declaration, Declarant may establish from time to time a Design Review Board (as defined in the Master Declaration). In the event an Owner is required to obtain the approval of the Declarant or Design Review Board under the Master Declaration for any Improvement, the submission of plans for such Improvement to, and the approval by, the Declarant or Design Review Board, shall supersede and replace any submission and approval to the Architectural Committee that would otherwise be required by this Declaration. Any Improvement constructed in accordance with the plans approved by the Declarant or Design Review Board shall be deemed to meet all requirements of this Article 3, including, but not limited to, any requirements of any Design Guidelines that may have otherwise be adopted by the Architectural Committee, and a separate submission to, or approval by, the Architectural Committee for such Improvement is not required.

3.3 **Rental Limitations.** Section 4.22 of the Original CC&Rs, as amended by the Prior Amendments, is deleted in its entirety, and the following is substituted in lieu thereof:

4.22 **Rental Limitations.** The Lots are to be used for residential housing purposes only, and shall not be rented in whole or in part for boarding house, "bed and breakfast," or other uses providing accommodations to travelers for periods of less than seven (7) days. No lease of any Lot shall be for a period of less than seven (7) days. No Lot shall be subject to time interval ownership.

3.4 **Placement of Buildings.** Section 5.2 of the Original CC&Rs is hereby deleted in its entirety and the following substituted in lieu thereof:

5.2 Placement of Buildings. No Dwelling Unit, garage or other structure shall be constructed or maintained in any area of a Lot except the Building Pad and Limits of Disturbance Area for such Lot as approved by the Declarant and Design Review Board pursuant to the Master Declaration. Prior to commencing the construction of any structure on a Lot, an Owner shall submit to the Declarant and any such Design Review Board a detailed site plan and grading plan depicting the area in which all structures on the Lot will be constructed and the Limits of Disturbance Area and, if approved by the Declarant and Design Review Board, such areas shall become the Building Pad and the Limits of Disturbance Area, respectively, for such Lot. All Dwelling Units, garages and other structures, including any above grade decks or balconies, shall be confined to the Building Pad.

3.5 Maintenance of Landscaping. The following is added as a new Section 6.8 of the Declaration:

6.8 Maintenance of Landscaping. Each Owner of a Lot shall take reasonable steps to prune any trees or other landscaping (natural or otherwise) located on such Owner's Lot to the extent such landscaping substantially interferes with any other Lot Owner's primary view corridor, as determined from time to time by the Declarant and Design Review Board under the Master Declaration. In the event that an Owner fails to do so after notice from the Association, the Association may, but shall not be obligated to, remove or otherwise prune such landscaping at the sole expense of such Owner, and in addition shall have the remedies provided in Section 7.2 and Article VIII hereof.

3.6 Maximum Total Floor Area. Exhibit C to the Declaration (referenced in Section 5.3 of the Original CCR's as amended by the Prior Amendments) is hereby replaced as of the Effective Date of this Amendment with Exhibit C attached to this Amendment.

3.7 Amendment No. 3. The legal description of Phase IV as contained in Exhibit B of Amendment No. 3 is hereby deleted in its entirety and replaced with the legal description attached as Exhibit B hereto.

4. Further Expansion of Subdivision. In accordance with Section 9.1 of the Declaration, Declarant hereby corrects the legal description of Phase IV to be the legal description attached as Exhibit B hereto, thereby adding the additional property referred to therein to the Property and Subdivision, and makes such additional property subject to the Covenants.

5. General Provisions. In the event of any conflict between the provisions of the Declaration and the provisions of this Amendment, the provisions of this Amendment shall control. Except as set forth in this Amendment, the Declaration is ratified and affirmed in its entirety. This Amendment shall inure to the benefit of, and be binding on, all persons holding any interest in the Lots and their respective successors, assigns, heirs and lien holders. This Amendment shall be governed by, and construed and interpreted in accordance with, the laws (excluding the choice of laws rules) of the State of Utah. Each exhibit referred to in, and attached to, this Amendment is an integral part of this Amendment and is incorporated in this Amendment by this reference.

EXHIBIT A

to

**SEVENTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE HIGHLANDS AT WOLF CREEK SUBDIVISION**

PHASES I THROUGH VIII, INCLUSIVE

Phases I through VIII, inclusive, referred to in the foregoing instrument, are located in Weber County, Utah, and are described as follows:

PHASE I ("Phase I"):

*22-194-0001 to 0009 ✓
22-195-0001 to 0008 ✓*

Part of the East ½ of Section 22, and part of the West ½ of Section 23, Township 7 North, Range 1 East, Salt Lake Base and Meridian. Beginning at a point South 990.45 feet and East 2749.56 feet from the center of Section 22 (Basis of Bearing: North 89°14'39" West from the center of Section 22 to the West ¼ corner of Section 22); thence as follows: northwesterly 72.40 feet along the North side of Elkhorn Drive; along a curve to the left to a reverse curve (R=666.00, Δ=06°13'42", T=36.23, CH=72.36, CHB=North 60°26'34" West); thence northwesterly 67.69 feet along said curve to a non-radial line running northwesterly (R=1463.00, Δ=02°39'03", T=33.85, CH=67.68, CHB=North 62°13'53" West); thence North 08°00'00" West 894.33 feet; thence North 40°00'00" East 60.87 feet; thence South 89°27'26" East 256.83 feet; thence North 77°36'26" East 193.63 feet; thence South 85°54'59" East 89.26 feet; thence North 31°02'33" East 148.04 feet to a non-tangent curve to the right; thence southeasterly 74.45 feet along said curve to a non-radial line (R=330.00, Δ=12°55'36", T=37.38, CH=74.29, CHB=South 51°54'15" East); thence South 50°20'22" West 82.42 feet; thence South 03°52'06" West 375.33 feet; thence North 75°54'39" West 32.61 feet to a tangent curve to the left; thence northwesterly 54.21 feet along said curve to a non-radial line (R=210.00, Δ=14°47'30", T=27.26, CH=54.06, CHB=North 83°18'24" West); thence South 16°27'44" East 63.40 feet; thence South 10°59'41" West 166.20 feet; thence South 00°25'45" East 160.29 feet; thence South 46°48'48" East 359.01 feet; thence South 06°21'14" West 232.56 feet; thence North 83°56'51" West 84.64 feet to the most northerly corner of Lot 5 of ELKHORN SUBDIVISION, PHASE 1; thence North 82°17'10" West 63.68 feet along the North boundary of ELKHORN SUBDIVISION, PHASE 1; thence North 67°26'40" West 128.35 feet along the North boundary of ELKHORN SUBDIVISION, PHASE 1; thence North 05°52'06" East 106.09 feet along the North boundary of ELKHORN SUBDIVISION, PHASE 1; thence North 84°41'43" West 75.38 feet along the North boundary of ELKHORN SUBDIVISION, PHASE 1; thence North 51°37'08" West 142.52 feet along the North boundary of ELKHORN SUBDIVISION, PHASE 1; thence South 32°53'34" West 127.52 feet to the point of beginning. Contains approximately 582,067 square feet or 13.362 acres.

PHASE II ("Phase II"):22-206-0001 to 0015 ^{LA}

Part of the Southwest ¼ of Section 23, Township 7 North, Range 1 East, Salt Lake Base and Meridian. Beginning at the North corner of Lot 5, ELKHORN SUBDIVISION, PHASE 1, said point being South 1142.15 feet and East 3176.38 feet from the center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian; thence as follows: South 83°56'51" East 84.64 feet along the boundary of THE HIGHLANDS AT WOLF CREEK SUBDIVISION, PHASE I; thence North 06°21'14" East 232.56 feet along the boundary of THE HIGHLANDS AT WOLF CREEK SUBDIVISION, PHASE I; thence South 78°30'32" East 337.95 feet; thence North 68°21'08" East 252.61 feet; thence South 82°24'30" East 131.38 feet; thence South 14°50'45" East 317.46 feet; thence South 28°09'55" East 83.27 feet; thence South 34°34'18" West 212.72 feet to a non-tangent curve to the left; thence northwesterly 40.21 feet along said curve to a non-radial line (R=120.00, Δ=19°11'53", T=20.29, CH=40.02, CHB=North 64°51'49" West); thence South 16°12'38" West 432.07 feet to the North line of ELKHORN SUBDIVISION, PHASE 4; thence North 70°55'39" West 191.43 feet along the North line of ELKHORN SUBDIVISION, PHASE 4; thence South 28°54'59" West 147.16 feet along the Northwest line of ELKHORN SUBDIVISION, PHASE 4, to the East corner of ELKHORN SUBDIVISION, PHASE 3; thence North 67°04'42" West 98.98 feet along the Northeast line of said ELKHORN SUBDIVISION, PHASE 3; thence North 36°18'19" West 176.96 feet along the said Northeast line of said ELKHORN SUBDIVISION, PHASE 3; thence North 24°31'00" West 345.12 feet along the said Northeast line of said ELKHORN SUBDIVISION, PHASE 3 to the South corner of Lot 5, ELKHORN SUBDIVISION, PHASE 1; thence North 37°54'53" East 181.58 feet along the East line of said Lot 5; thence North 48°24'42" West 226.68 feet along the North line of said Lot 5 to the point of beginning. Contains approximately 617,805 square feet or 14.183 acres.

PHASE III ("Phase III"):22-214-0001 to 0010 ^{LA}

A portion of the Southwest quarter of Section 23, Township 7 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows: Beginning at a point located South 919.97 feet and East 3286.30 feet from the center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°14'39" West 2659.37 feet between said Section center and the West quarter corner of said Section 22), said point being the northeasterly corner of Lot 1 of THE HIGHLANDS AT WOLF CREEK SUBDIVISION, PHASE I, and running thence the following six (6) courses along the easterly boundary of said Subdivision: 1) North 46°48'48" West 359.01 feet; thence 2) North 00°25'45" West 160.29 feet; thence 3) North 10°59'41" East 166.20 feet to a point of the southerly right-of-way of Elk Ridge Trail; thence 4) North 16°27'44" West 63.37 feet (record distance 63.40 feet) to a point on the northerly right-of-way of said Elk Ridge Trail, said point also being a non-tangent point of curvature of a 210.00-foot radius curve to the right, the center of which bears South 00°42'09" East, attended by a chord bearing South 83°18'24" East 54.06 feet; thence 5) southeasterly along the arc of said curve 54.21 feet through a central angle of 14°47'30"; thence 6) South 75°54'39" East 32.61 feet; thence continuing South 75°54'39" East 147.59 feet to a point of curvature of a 70.00-foot

radius curve to the left, the center of which bears North 14°05'21" East, attended by a chord bearing South 89°56'25" East 33.94 feet; thence southeasterly along the arc of said curve 34.28 feet through a central angle of 28°03'32"; thence South 13°58'11" East 60.00 feet; thence North 76°01'49" East 68.99 feet; thence South 13°58'11" East 166.37 feet; thence North 84°01'41" East 113.96 feet; thence South 37°38'42" East 67.78 feet; thence South 32°34'03" East 123.19 feet; thence South 31°41'26" West 316.79 feet; thence North 78°30'32" West 193.29 feet to the point of beginning. Contains approximately 257,187 square feet or 5.904 acres.

PHASE IV ("Phase IV"):

22-219-0001 to 0019 ✓

PART OF THE WEST 1/2 OF SECTION 23, T7N, R1E, SLB&M.

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF HIGHLANDS AT WOLF CREEK PHASE 1 WITH THE NORTH LINE OF ELKRIDGE TRAIL, SAID POINT BEING SOUTH 304.26 FEET AND EAST 3122.38 FEET FROM THE CENTER OF SECTION 22, T7N, R1E, SLB&M; THENCE ALONG THE EAST LINE OF HIGHLANDS AT WOLF CREEK PHASE 1 AS FOLLOWS: COURSES: N03°52'06"E 375.33 FT. THENCE; N50°20'22"E 239.67 FT. THENCE; NORTHWESTERLY 205.78 FT. ALONG SAID CURVE TO A NON-TANGENT LINE; (R=280.00, Δ=42°06'32", T=107.79, CH=201.18, CHB=N29°48'44"W); THENCE; S50°52'00"E 1349.73 FT. THENCE; S51°16'31"W 185.50 FT. THENCE; S26°09'05"W 129.92 FT. TO A NON-TANGENT CURVE TO THE LEFT; THENCE; NORTHWESTERLY 61.84 FT. ALONG SAID CURVE TO A NON TANGENT LINE; (R=370.00, Δ=9°34'34", T=30.99, CH=61.77, CHB=N59°03'38"W); THENCE; S35°43'39"W 294.45 FT. TO THE NORTH LINE OF HIGHLANDS SUBDIVISION PHASE 2; THENCE; S 68°21'08" W 252.61 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 2 BOUNDARY; THENCE; N78°30'32"W 144.66 FT. TO THE EAST LINE OF HIGHLANDS SUBDIVISION PHASE 3; THENCE; N31°41'26"E 316.79 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N32°34'03"W 123.19 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N37°38'42"W 67.78 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N84°01'41"W 113.96 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N13°58'11"W 166.37 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; S76°01'49"W 68.99 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N13°58'11"W 60.00 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; NORTHWESTERLY 34.28 FT. ALONG SAID CURVE TO A NON-TANGENT LINE; (R=70.00, Δ=28°03'32", T=17.49, CH=33.94, CHB=N89°56'25"W); ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N75°54'39"W 147.59 FT. TO THE POINT OF BEGINNING. CONTAINS: 695,541 SQ. FT. / 15.967 ACRES

PHASE V ("Phase V"):

22-226-0001 to 0011 ✓

Part of the Northwest 1/4 of Section 23, Township 7 North, Range 1 East, Salt Lake Base and Meridian. Beginning at a point being North 738.42 feet and East 2813.43 feet from the center of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: North 89°14'39" West from said corner

to the West 1/4 corner of Section 22); thence as follows: South 50°52'00" East 539.86 feet to the West line of THE HIGHLANDS AT WOLF CREEK PHASE 4 SUBDIVISION to a tangent curve to the right; thence southeasterly 205.78 feet along said curve to a non-tangent line (R=280.00, Δ=42°06'32", T=107.79, CH=201.18, CHB=South 29°48'44" East); thence South 50°20'22" West 157.24 feet to the North line of THE HIGHLANDS AT WOLF CREEK PHASE 1 SUBDIVISION to a non-tangent curve to the left; thence northwesterly 74.45 feet along said curve to a non-tangent line (R=330.00, Δ=12°55'36", T=37.38, CH=74.29, CHB=North 51°54'15" West); along said HIGHLANDS SUBDIVISION PHASE 1 boundary; thence South 31°02'33" West 148.04 feet along said HIGHLANDS SUBDIVISION PHASE 1 boundary; thence North 85°54'59" West 89.26 feet along said HIGHLANDS SUBDIVISION, PHASE 1 boundary; thence South 77°36'26" West 193.63 feet along said HIGHLANDS SUBDIVISION PHASE 1 boundary; thence North 89°27'26" West 256.83 feet along said HIGHLANDS SUBDIVISION PHASE 1 boundary; thence North 31°38'34" West 170.73 feet; thence North 31°45'47" East 686.94 feet to the point of beginning. Contains approximately 376,787 square feet or 8.650 acres.

PHASE VI ("Phase VI"):

22-233-0001 to 0012 ✓
 22-234-0001 to 0016 LA

Part of the Northwest 1/4 of Section 23, Township 7 North, Range 1 East, Salt Lake Base & Meridian. Beginning at a point being South 454.12 feet and East 4279.15 feet from the center of Section 22, Township 7 North, Range 1 East, Salt Lake Base & Meridian (Basis of Bearing: North 89°14'39" West from said corner to the West 1/4 corner of Section 22); thence as follows: South 50°52'00" East 271.29 feet; thence South 67°30'12" East 283.16 feet; thence South 07°01'55" East 81.07 feet to a non-tangent curve to the left; thence Southwesterly 74.31 feet along said curve to a reverse curve to the right (R=155.00, Δ=27°28'11", T=37.88, CH=73.60, CHB=South 68°55'57" West); thence Southwesterly 49.08 feet along said curve to a reverse curve to the left (R=145.00, Δ=19°23'34", T=24.78, CH=48.84, CHB=South 64°53'39" West); thence Southwesterly 26.97 feet along said curve to a compounded curve to the left (R=20.00, Δ=77°16'33", T=15.99, CH=24.98, CHB=South 35°57'09" West); thence Southeasterly 85.65 feet along said curve to a reverse curve to the right (R=175.00, Δ=28°02'35", T=43.70, CH=84.80, CHB=South 16°42'25" East); thence Southeasterly 167.27 feet along said curve to a tangent line (R=300.00, Δ=31°56'49", T=85.87, CH=165.12, CHB=South 14°45'18" East); Thence South 01°13'06" West 269.79 feet to a tangent curve to the right; thence Southwesterly 376.81 feet along said curve to a tangent line (R=325.00, Δ=66°25'44", T=212.79, CH=356.05, CHB= South 34°25'58" West); thence South 67°38'50" West 99.19 feet to a tangent curve to the right; thence Southwesterly 99.78 feet along said curve to a non-tangent line (R=225.00, Δ=25°24'33", T=50.73, CH=910.97, CHB=South 80°21'07" West); thence South 03°03'24" West 195.96 feet; thence North 86°56'36" West 180.97 feet; Thence North 56°04'30" West 307.18 feet; thence North 16°12'38" East 317.50 feet to a non-tangent curve to the right; thence Southeasterly 40.21 feet along said curve to a non-tangent line (R=120.00, Δ=19°11'53", T=20.29, CH=40.02, CHB=South 64°51'49" East); thence North 34°34'18" East 212.72 feet; thence North 28°09'55" West 83.27 feet; thence North 14°50'45" West 317.46 feet; thence North 82°24'30" West 131.38 feet; thence North 35°43'39" East 294.45 feet to a non-tangent curve to the left; thence Southeasterly 61.84 feet along said curve to a non-tangent line (R=370.00, Δ=09°34'34", T=30.99, CH=61.77, CHB=South 59°03'38" East); thence North 26°09'05"

East 129.92 feet; thence North 51°16'31" East 185.50 feet to the point of beginning. Contains approximately 848,761 square feet or 19.485 acres

PHASE VII ("Phase VII"):

22-247-0001 to 0010 LA
22-248-0001 to 0009 LA

Part of the Southwest 1/4 of Section 23, Township 7 North, Range 1 East, Salt Lake Base & Meridian. Beginning at a point being South 00°21'51" West 668.99 feet along the Section line and West 545.74 feet from the center of Section 23, Township 7 North, Range 1 East, Salt Lake Base & Meridian (Basis of Bearing: South 00°21'51" West from said corner to the South 1/4 corner of Section 23); thence as follows: South 67°30'15" East 138.83 feet; thence South 44°20'14" East 590.16 feet; thence South 00°21'51" West 533.53 feet parallel to and two feet West of the Section line; thence North 60°21'59" West 227.27 feet to a non-tangent curve to the right; thence Southwesterly 186.57 feet along said curve to a tangent line (R=195.00, Δ=54°49'04", T=101.12, CH=179.53, CHB=South 61°16'46" West); thence South 88°41'18" West 44.65 feet to a tangent curve to the left: thence Southwesterly 23.71 feet along said curve to a tangent line (R=15.00, Δ=90°33'18", T=15.15, CH=21.32, CHB=South 43°24'39" West); thence South 01°51'59" East 35.19 feet; thence South 88°38'20" West 200.52 feet; thence North 30°59'40" West 170.61 feet to a non-tangent curve to the left, said point being on the East boundary to THE HIGHLANDS AT WOLF CREEK SUBDIVISION PHASE 6; thence along said boundary the following 8 courses: thence Northeasterly 264.96 feet along said curve and said boundary to a tangent line (R=325.00, Δ=46°42'43", T=140.34, CH=257.69, CHB=North 24°34'28" East); thence North 01°13'06" East 269.79 feet to a tangent curve to the left; thence Northwesterly 167.27 feet along said curve to a reverse curve to the right (R=300.00, Δ=31°56'49", T=85.87, CH=165.12, CHB=North 14°45'18" West); thence Northwesterly 85.65 feet along said curve to a compound curve to the right (R=175.00, Δ=28°02'35", T=43.70, CH=84.80, CHB=North 16°42'25" West); thence Northeasterly 26.97 feet along said curve to a reverse curve to the left (R=20.00, Δ=77°16'33", T=15.99, CH=24.98, CHB=North 35°57'09" East); thence Northeasterly 49.08 feet along said curve to a reverse curve to the right (R=145.00, Δ=19°23'34", T=24.78, CH=48.84, CHB=North 64°53'39" East); thence Northeasterly 74.31 feet along said curve to a non-tangent line (R=155.00, Δ=27°28'11", T=37.88, CH=73.60, CHB=North 68°55'57" East); thence North 07°01'55" West 81.07 feet to the point of beginning. Contains approximately 491,597 Square feet or 11.286 acres.

PHASE VIII ("Phase VIII"):

22-249-0001 to 0011 LA

Part of the Southwest 1/4 of Section 23, Township 7 North, Range 1 East, Salt Lake Base & Meridian. Beginning at a point being North 00°21'51" East 88.04 feet along the Section line and 2.00 feet West from the South Quarter Corner of Section 23, Township 7 North, Range 1 East, Salt Lake Base & Meridian (Basis of Bearing: North 00°21'51" East from said South Quarter Corner to the center of Section 23); thence as follows: North 87°33'09" West 401.75 feet; thence North 46°26'51" West 632.89 feet; thence North 29°12'07" West 265.86 feet to THE HIGHLANDS AT WOLF CREEK SUBDIVISION PHASE 6; thence North 03°03'24" East 195.96 feet to a non-tangent curve to the left along said Subdivision; Thence Northeasterly 99.78 feet along said curve and said Subdivision to a tangent line (R=225.00, Δ=25°24'33", T=50.73, CH=98.97, CHB=North 80°21'07" East); thence North 67°38'50" East 99.19 feet to a tangent curve to the left along said Subdivision;

thence Northeasterly 111.84 feet along said curve and said Subdivision to a non-tangent line (R=325.00, $\Delta=19^{\circ}43'01''$, T=56.48, CH=111.29, CHB=North $57^{\circ}47'20''$ East); thence South $30^{\circ}59'40''$ East 170.61 feet; thence North $88^{\circ}38'20''$ East 200.52 feet; thence South $01^{\circ}51'59''$ East 188.93 feet to a tangent curve to the left; thence Southeasterly 253.27 feet along said curve to a compound curve to the left (R=135.00, $\Delta=107^{\circ}29'31''$, T=184.09, CH=217.73, CHB=South $55^{\circ}36'45''$ East); thence Northeasterly 15.49 feet along said curve to a reverse curve to the right (R=15.00, $\Delta=59^{\circ}09'18''$, T=8.51, CH=14.81, CHB=North $41^{\circ}03'50''$ East); thence Northeasterly 130.74 feet along said curve to a non-tangent line (R=55.00, $\Delta=136^{\circ}11'59''$, T=136.82, CH=102.06, CHB=North $79^{\circ}35'10''$ East); thence North $64^{\circ}08'53''$ East 128.45 feet; thence South $00^{\circ}21'51''$ West 626.96 feet parallel to and Two feet West of the Section line to the Point of Beginning. Contains approximately 572,286 square feet or 13.137 acres.

EXHIBIT B

to

**SEVENTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE HIGHLANDS AT WOLF CREEK SUBDIVISION**

LEGAL DESCRIPTION FOR PHASE IV

The legal description in Weber County, Utah for Phase IV, referred to in the foregoing instrument, is as follows:

PART OF THE WEST 1/2 OF SECTION 23, T7N, R1E, SLB&M.

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF HIGHLANDS AT WOLF CREEK PHASE 1 WITH THE NORTH LINE OF ELKRIDGE TRAIL, SAID POINT BEING SOUTH 304.26 FEET AND EAST 3122.38 FEET FROM THE CENTER OF SECTION 22, T7N, R1E, SLB&M; THENCE ALONG THE EAST LINE OF HIGHLANDS AT WOLF CREEK PHASE 1 AS FOLLOWS: COURSES: N03°52'06"E 375.33 FT. THENCE; N50°20'22"E 239.67 FT. THENCE; NORTHWESTERLY 205.78 FT. ALONG SAID CURVE TO A NON-TANGENT LINE; (R=280.00, Δ=42°06'32", T=107.79, CH=201.18, CHB=N29°48'44"W); THENCE; S50°52'00"E 1349.73 FT. THENCE; S51°16'31"W 185.50 FT. THENCE; S26°09'05"W 129.92 FT. TO A NON-TANGENT CURVE TO THE LEFT; THENCE; NORTHWESTERLY 61.84 FT. ALONG SAID CURVE TO A NON TANGENT LINE; (R=370.00, Δ=9°34'34", T=30.99, CH=61.77, CHB=N59°03'38"W); THENCE; S35°43'39"W 294.45 FT. TO THE NORTH LINE OF HIGHLANDS SUBDIVISION PHASE 2; THENCE; S 68°21'08" W 252.61 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 2 BOUNDARY; THENCE; N78°30'32"W 144.66 FT. TO THE EAST LINE OF HIGHLANDS SUBDIVISION PHASE 3; THENCE; N31°41'26"E 316.79 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N32°34'03"W 123.19 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N37°38'42"W 67.78 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N84°01'41"W 113.96 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N13°58'11"W 166.37 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; S76°01'49"W 68.99 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N13°58'11"W 60.00 FT. ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; NORTHWESTERLY 34.28 FT. ALONG SAID CURVE TO A NON-TANGENT LINE; (R=70.00, Δ=28°03'32", T=17.49, CH=33.94, CHB=N89°56'25"W); ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY; THENCE; N75°54'39"W 147.59 FT. TO THE POINT OF BEGINNING.

EXHIBIT C

to

**SEVENTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE HIGHLANDS AT WOLF CREEK SUBDIVISION**

MAXIMUM TOTAL FLOOR AREAS

The maximum total Floor Area for each Lot referred to in the foregoing instrument is set forth below.

<u>Lot No.</u>	<u>Maximum Total Floor Area (in sq. ft.)</u>	<u>Lot No.</u>	<u>Maximum Total Floor Area (in sq. ft.)</u>
1	5,500	27	7,000
2	5,500	28	7,000
3	5,500	29	7,000
4	5,000	30	7,000
5	4,500	31	4,500
6	4,500	32	4,500
7	5,500	33	5,000
8	5,500	34	4,500
9	5,500	35	4,500
10	6,000	36	5,500
11	6,000	37	8,000
12	6,000	38	7,000
13	6,500	39	5,500
14	7,000	40	5,500
15	7,000	41	4,500
16	7,000	42	4,500
17	6,500	43	6,500
18	6,000	44	10,000
19	5,000	45	5,000
20	5,000	46	4,500
21	4,500	47	5,500
22	4,500	48	10,000
23	7,000	49	8,000
24	6,000	50	4,500
25	5,000	51	4,500
26	5,500	52	4,500

<u>Lot No.</u>	<u>Maximum Total Floor Area (in sq. ft.)</u>	<u>Lot No.</u>	<u>Maximum Total Floor Area (in sq. ft.)</u>
53	4,500	85	7,000
54	5,000	86	5,000
55	4,500	87	6,500
56	3,500	88	7,000
57	3,500	89	5,000
58	8,000	90	10,000
59	5,000	91	5,000
60	5,000	92	5,000
61	6,000	93	5,000
62	8,000	94	8,000
63	7,500	95	8,000
64	6,000	96	8,000
65	6,000	97	6,000
66	5,000	98	5,500
67	10,000	99	4,000
68	10,000	100	4,000
69	8,000	101	4,500
70	10,000	102	4,500
71	10,000	103	4,000
72	10,000	104	7,000
73	6,000	105	6,000
74	6,000	106	6,000
75	6,000	107	4,500
76	7,000	108	4,000
77	5,000	109	4,000
78	5,000	110	6,500
79	5,000	111	4,500
80	5,000	112	5,500
81	5,000	113	5,500
82	5,000	114	4,000
83	5,000	115	4,500
84	10,000	116	4,500

Maximum Total
Lot No. Floor Area (in sq. ft.)

117	4,500
118	3,500
119	3,500
120	6,000
121	5,000
122	6,500
123	4,000
124	8,000
125	10,000
126	5,500
127	7,000
128	6,500
129	4,500
130	4,000
131	4,000
132	4,500
133	4,500
134	4,500
135	5,000