



W2368948

AFTER RECORDING RETURN TO:
Wolf Creek Resort Master Association, Inc.
3923 N Wolf Creek Drive
Eden, Utah 84310
Telephone No.: 801-745-3737

EH 2368948 PG 1 OF 6
ERNEST D ROWLEY, WEBER COUNTY RECORDER
07-OCT-08 1158 AM FEE \$449.00 DEP SPY
REC FOR: CARDON LAND TITLE (METRO)

NOTICE OF ASSESSMENTS, TRANSFER ASSESSMENT AND MANDATORY DESIGN REVIEW PROCESS

PLEASE TAKE NOTICE that WOLF CREEK RESORT MASTER ASSOCIATION, INC., a Utah non-profit corporation (the "Association") has commenced assessments against property that is subject to that certain 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. 1882728 in Book 2275 at Page 460 of the official records of the Weber County Recorder, State of Utah, as amended (collectively, the "Master Declaration").

Article VIII of the Master Declaration authorizes the Association, among other things, to levy Base Assessments, Special Assessments, Specific Assessments and Neighborhood Assessments, as such terms are defined in the Master Declaration.

PURSUANT TO THAT AUTHORITY, COMMENCING JANUARY 1, 2007, THE ASSOCIATION IMPLEMENTED A BASE ASSESSMENT TO FUND COMMON EXPENSES.

In addition, Article XXI of the Master Declaration provides in part:

"Upon any transfer of any Unit after the original sale thereof (the "original sale" being defined for purposes of this sentence as (a) the original sale of a Unit built by a Builder if the Unit was constructed by such Builder with the intent of selling the same to end users without any personal use thereof by such Builder, and (b) in any other case, the first sale of a Unit after the original sale by Declarant), there shall be automatically levied and due at the closing of the subject transfer an assessment against such Unit in a sum equal to (y) the then current annual assessment for such Unit, multiplied by (z) three (3), or such other amount as may be assessed by the Board at any time and from time to time...." (Emphasis added).

PURSUANT TO THAT AUTHORITY, ON JANUARY 1, 2007, THE ASSOCIATION COMMENCED COLLECTION OF THE TRANSFER ASSESSMENT PROVIDED FOR IN THE MASTER DECLARATION.

OTHER ASSESSMENTS MAY BE LEVIED IN THE FUTURE AS PROVIDED IN THE MASTER DECLARATION.

THE FAILURE TO PAY AN ASSESSMENT MAY RESULT IN ENFORCEMENT PROCEEDINGS, INCLUDING, BUT NOT LIMITED TO, THE FILING OF A LIEN OR OTHER LEGAL PROCEEDINGS.

This Notice does not by itself impose a lien against the property or create obligations of an owner of any portion thereof beyond those set forth in the Master Declaration.

PLEASE TAKE FURTHER NOTICE that Section 4.1 of the Master Declaration provides, among other things:

No structure or thing shall be placed, erected, or installed upon any Unit and no improvements or other work (including staking, clearing, excavation, grading and other site work, exterior alterations of existing improvements, or planting or removal of landscaping) shall take place within the Project, except in compliance with this Article and the Design Guidelines.... However, modifications to the interior of screened porches, patios, and similar portions of a Unit visible from outside the structure shall be subject to approval. All dwellings constructed on any portion of the Project shall be designed by and built in accordance with the plans and specifications of a licensed architect unless Declarant or its designee otherwise approves in its sole discretion. (Emphasis added).

Section 4.2(a) of the Master Declaration provides, among other things, that no activities shall commence on any portion of an Owner's Unit unless and until Declarant or its designee has given prior written approval for such activity. Section 4.3 of the Master Declaration allows the Declarant to adopt Design Guidelines that contain provisions that govern the design and construction of improvements within the Project, including structures constructed on an individual owner's lot.

PURSUANT TO THAT AUTHORITY, THE DECLARANT HAS ESTABLISHED A DESIGN REVIEW BOARD AND DESIGN REVIEW GUIDELINES, THE COMPLIANCE WITH WHICH IS MANDATORY PRIOR TO ANY ACTIVITY OCCURRING AT AN OWNER'S UNIT OR ON ANY PROPERTY OWNED BY A PERSON (OTHER THAN THE DECLARANT) WHICH IS SUBJECT TO THE MASTER DECLARATION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE REQUIREMENT OF STRICT COMPLIANCE WITH THE DESIGN REVIEW BOARD'S PROCESS AND STANDARDS ON ALL NEW CONSTRUCTION, REMODELING AND ANY OTHER TYPE OF BUILDING. FINES, REMOVAL AND OTHER REMEDIES MAY BE APPLICABLE IN THE CASE OF NON-COMPLIANCE.

PLEASE GOVERN YOURSELF ACCORDINGLY. For additional information, contact the Association at 801-745-3737.

DATED this 3rd day of October, 2008.

WOLF CREEK RESORT MASTER ASSOCIATION, INC.,
a Utah non-profit corporation

By: [Signature]
Name: Steven C. Roberts
Title: President

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this 3rd day of October, 2008, by Steven C. Roberts, the President of Wolf Creek Resort Master Association, Inc., a Utah non-profit corporation.

[Signature]
Notary Public

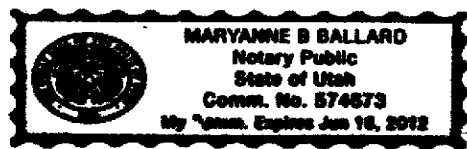


EXHIBIT A

To

**NOTICE OF ASSESSMENTS, TRANSFER ASSESSMENT AND MANDATORY DESIGN
REVIEW PROCESS****PROPERTY**

The "Property" made subject to the original Master Declaration, as amended, and the foregoing Notice of Assessments, is located in Weber County, Utah, and is more particularly described as follows:

All of Lots 1 through 8, inclusive, Hidden Oaks at Wolf Creek, Weber County, Utah.

22-209-0001, 22-209-0002, 22-209-0003, 22-209-0004, 22-209-0005, 22-209-0006,
22-209-0007, 22-209-0008. *td*

All of Lots 1 through 17, inclusive, together with all the common area of The Fairways at Wolf Creek Phase 1, Weber County, Utah.

22-221-0001, 22-221-0002, 22-221-0003, 22-221-0004, 22-221-0005, 22-221-0006,
22-221-0007, 22-221-0008, 22-221-0009, 22-221-0010, 22-221-0011, 22-221-0012,
22-221-0013, 22-221-0014, 22-221-0015, 22-221-0016, 22-221-0017, 22-221-0018. *td*

All of Lots 19 through 42, inclusive, together with all common area of The Fairways at Wolf Creek Phase 2, Weber County, Utah.

22-241-0001, 22-241-0002, 22-241-0003, 22-241-0004, 22-241-0005, 22-241-0006,
22-241-0007, 22-241-0008, 22-241-0009, 22-241-0010, 22-241-0011, 22-241-0012,
22-241-0013, 22-241-0014, 22-241-0015, 22-241-0016, (common area)
22-242-0001, 22-242-0002, 22-242-0003, 22-242-0004, 22-242-0005, 22-242-0006,
22-242-0007, 22-242-0008, 22-242-0009. *td*

All of Lots 1 through 16, inclusive, together with all the common area of The Highlands at Wolf Creek Phase 1, Weber County, Utah.

22-194-0001, 22-194-0002, 22-194-0003, 22-194-0004, 22-194-0005, 22-195-0001, 22-195-0002, 22-195-0003, 22-195-0004, 22-195-0005, 22-195-0006, 22-195-0007, 22-195-0008, 22-194-0006, 22-194-0007, 22-194-0008, 22-194-0009. *td*

All of Lots 17 through 30, inclusive, together with all the common area of The Highlands at Wolf Creek Phase 2, Weber County, Utah.

22-206-0001, 22-206-0002, 22-206-0003, 22-206-0004, 22-206-0005, 22-206-0006, 22-206-0007, 22-206-0008, 22-206-0009, 22-206-0010, 22-206-0011, 22-206-0012, 22-206-0013, 22-206-0014, 22-206-0015. *td*

All of Lots 31 through 40, inclusive, The Highlands at Wolf Creek Phase 3, Weber County, Utah.

22-214-0001, 22-214-0002, 22-214-0003, 22-214-0004, 22-214-0005, 22-214-0006, 22-214-0007, 22-214-0008, 22-214-0009, 22-214-0010. *td*

All of Lots 41 through 58, inclusive, together with all the common area of The Highlands at Wolf Creek Phase 4, Weber County, Utah.

22-219-0001, 22-219-0002, 22-219-0003, 22-219-0004, 22-219-0005, 22-219-0006, 22-219-0007, 22-219-0008, 22-219-0009, 22-219-0010, 22-219-0011, 22-219-0012, 22-219-0013, 22-219-0014, 22-219-0015, 22-219-0016, 22-219-0017, 22-219-0018, 22-219-0019. *td*

All of Lots 59 through 68, inclusive, together with all the common area of The Highlands at Wolf Creek Phase 5, Weber County, Utah.

22-226-0001, 22-226-0002, 22-226-0003, 22-226-0004, 22-226-0005, 22-226-0006, 22-226-0007, 22-226-0008, 22-226-0009, 22-226-0010, 22-226-0011. *pd*

All of Lots 69 through 96, inclusive, The Highlands at Wolf Creek Phase 6, Weber County, Utah.

22-234-0001, 22-234-0002, 22-234-0003, 22-234-0004, 22-234-0005, 22-234-0006, 22-234-0007, 22-234-0008, 22-234-0009, 22-234-0010, 22-234-0011, 22-234-0012, 22-233-0001, 22-233-0002, 22-233-0003, 22-233-0004, 22-234-0013, 22-234-0014, 22-234-0015, 22-233-0005, 22-233-0006, 22-233-0007, 22-234-0016, 22-233-0008, 22-233-0009, 22-233-0010, 22-233-0011, 22-233-0012. *pd*

All of Lots 97 through 114, inclusive, The Highlands at Wolf Creek Phase 7, Weber County, Utah.

22-247-0001, 22-247-0002, 22-247-0003, 22-247-0004, 22-247-0005, 22-247-0006, 22-247-0007, 22-247-0008, 22-248-0001, 22-248-0002, 22-248-0003, 22-248-0004, 22-248-0005, 22-247-0009, 22-248-0006, 22-248-0007, 22-248-0008, 22-248-0009.

All of Lots 115 through 135, inclusive, The Highlands at Wolf Creek Phase 8, Weber County, Utah.

22-249-0001, 22-249-0002, 22-249-0003, 22-249-0004, 22-249-0005, 22-249-0006, 22-250-0001, 22-250-0002, 22-250-0003, 22-250-0004, 22-250-0005, 22-250-0006, 22-250-0007, 22-250-0008, 22-250-0009, 22-250-0010, 22-249-0007, 22-249-0008, 22-249-0009, 22-249-0010, 22-249-0011. *pd*

All of Lots 1 through 13, inclusive, together with all the common area of Trapper's Ridge Phase 1, Weber County, Utah.

22-201-0001, 22-201-0002, 22-201-0003, 22-201-0004, 22-201-0005, 22-201-0006, 22-201-0007, 22-201-0008, 22-201-0009, 22-201-0010, 22-201-0011, 22-201-012, 22-201-013, 22-201-014. *pd*

All of Lots 14 through 26, inclusive, together with all common area of Trapper's Ridge Phase 2, Weber County, Utah.

22-212-0001, 22-212-0002, 22-212-0003, 22-212-0004, 22-212-0005, 22-212-0006, 22-212-0007, 22-212-0008, 22-212-0009, 22-212-0010, 22-212-0011, 22-212-0012, 22-212-0013, 22-212-0014. *pd*

All of Lots 27 through 45, inclusive, together with all common area of Trapper's Ridge Phase 3, Weber County, Utah.

22-217-0001, 22-217-0002, 22-217-0003, 22-217-0004, 22-217-0005, 22-217-0006, 22-217-0007, 22-217-0008, 22-217-0009, 22-217-0010, 22-217-0011, 22-217-0012, 22-217-0013, 22-217-0014. *pd*

All of Lots 46 through 68, inclusive, together with all common area of Trapper's Ridge Phase 4, Weber County, Utah. 22-232-0002

22-232-0001, ~~22-232-0001~~, 22-232-0003, 22-232-0004, 22-232-0005, 22-232-0006, 22-232-0007, 22-232-0008, 22-232-0009, 22-232-0010, 22-232-0011, 22-232-0012, 22-232-0013, 22-232-0014, 22-232-0015, 22-232-0016, 22-232-0017, 22-232-0018, 22-232-0019, 22-232-0020, 22-232-0021, 22-232-0022, 22-232-0023, 22-232-0024. *pd*

All of Lots 69 through 99 and Lots 101 through 109, inclusive, together with all common area of Trapper's Ridge Phase 5, Weber County, Utah.

22-238-0001, 22-238-0002, 22-238-0003, 22-238-0004, 22-238-0005, 22-238-0006, 22-238-0007, 22-238-0008, 22-238-0009, 22-238-0010, 22-238-0011, 22-238-0012, 22-238-0013, 22-238-0014, 22-238-0015, 22-238-0016, 22-238-0017, 22-238-0018, 22-238-0019, 22-238-0020, 22-238-0021, 22-238-0023, 22-239-0001, 22-239-0002, 22-239-0003, 22-239-0004, 22-239-0005, 22-239-0006, 22-239-0007, 22-239-0008, 22-239-0009, 22-239-0010, 22-239-0011, 22-239-0012, 22-239-0013, 22-239-0014, 22-239-0015, 22-239-0016, 22-239-0017, 22-239-0018, 22-239-0019. *pd*

All of Unit 16, inclusive, together with all the common area of Fairway Oaks at Wolf Creek Phase 1, Weber County, Utah.

22-137-0016, 22-137-0018. *jd*

Units 18, 19, 22, 24, 27, 28, 31, together with all the common area of Fairway Oaks at Wolf Creek Phase 2, Weber County, Utah.

22-254-0001, 22-254-0002, 22-254-0005, 22-254-0007, 22-254-0010, 22-254-0011, 22-254-0014, 22-254-0021. *jd*

All of units in Buildings 7, 8 and 9, inclusive, together with all the common area of Moose Hollow Phase 4, Weber County, Utah.

22-213-0001, 22-213-0001, 22-213-0003, 22-213-0004, 22-213-0005, 22-213-0006, 22-213-0007, 22-213-0008, 22-213-0009, 22-213-0010, 22-213-0011, 22-213-0012, 22-213-0013, 22-213-0014, 22-213-0015, 22-213-0016, 22-213-0017, 22-213-0018, 22-213-0019, 22-213-0020, 22-213-0021, 22-213-0022, 22-213-0023, 22-213-0024, 22-213-0025.

All of units in Buildings 10 and 11, inclusive, together with all the common area of Moose Hollow Phase 5, Weber County, Utah.

22-231-0001, 22-231-0002, 22-231-0003, 22-231-0004, 22-231-0005, 22-231-0006, 22-231-0007, 22-231-0008, 22-231-0009, 22-231-0010, 22-231-0011, 22-231-0012, 22-231-0013, 22-231-0014, 22-231-0015, 22-231-0016, 22-231-0017, 22-231-0018, 22-231-0019, 22-231-0020, 22-231-0021, 22-231-0022, 22-231-0023, 22-231-0024, 22-231-0025. *jd*

All of units in Buildings 12, 13 and 14, inclusive, together with all the common area of Moose Hollow Phase 6, Weber County, Utah.

22-256-0001, 22-256-0002, 22-256-0003, 22-256-0004, 22-256-0005, 22-256-0006, 22-256-0007, 22-256-0008, 22-256-0009, 22-256-0010, 22-256-0011, 22-256-0012, 22-256-0013, 22-256-0014, 22-256-0015, 22-256-0016, 22-256-0017, 22-256-0018, 22-256-0019, 22-256-0020, 22-256-0021, 22-256-0022, 22-256-0023, 22-256-0024, 22-256-0025. *22-256-0026 Thru 0036 jd*

All of units in Building 2, inclusive, together with all the common area of Cascades at Moose Hollow Phase 2, Weber County, Utah.

22-199-0001, 22-199-0002, 22-199-0003, 22-199-0004, 22-199-0005, 22-199-0006, 22-199-0007. *jd*

All of units in Building 3, inclusive, together with all the common area of Cascades at Moose Hollow Phase 3, Weber County, Utah.

22-223-0001, 22-223-0002, 22-223-0003, 22-223-0004, 22-223-0005, 22-223-0006, 22-223-0007. *jd*

All of units in Building 4, inclusive, together with all the common area of Cascades at Moose Hollow Phase 4, Weber County, Utah.

22-224-0001, 22-224-0001, 22-224-0003, 22-224-0004, 22-224-0005, 22-224-0006, 22-224-0007. *jd*

All of units in Building 5, inclusive, together with all the common area of Cascades at Moose Hollow Phase 5, Weber County, Utah.

22-227-0001, 22-227-0002, 22-227-0003, 22-227-0004, 22-227-0005, 22-227-0006, 22-227-0007. *jd*

All of units in Building 6, inclusive, together with all the common area of Cascades at Moose Hollow Phase 6, Weber County, Utah.

22-251-0001, 22-251-0002, 22-251-0003, 22-251-0004, 22-251-0005, 22-251-0006,
22-251-0007. *da*

**All of units in Building 7 and 8, inclusive, together with all the common area of
Cascades at Moose Hollow Phase 7, Weber County, Utah.**

22-276-0001, 22-276-0002, 22-276-0003, 22-276-0004, 22-276-0005, 22-276-0006, 2-276-0007, 22-2276-0008, 22-
279-0009, 22-276-0010, 22-276-0011, 22-276-0012, 22-276-0013. *da*