



"W2066459"

October 26, 2004

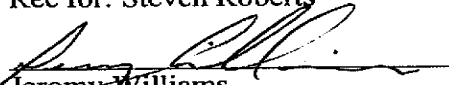
Declaration of Covenants, Conditions and Restrictions for The Highlands at Wolf Creek Phase IV Subdivision, Eden, Utah.

Expanded from the Declaration of Covenants, Conditions and Restrictions for The Highlands at Wolf Creek Phase I Subdivision, Eden, Utah (see section 9.1 of recorded CC&R's)

Entry: 1853135 Book Page 2448

LF.  
22-219-0001 TO 0019

Doug Crofts  
Weber County Recorder  
06-Jun-2002 4:41 pm  
Fee \$83 DEP  
Rec for: Steven Roberts

  
Jeremy Williams  
Wolf Creek Properties

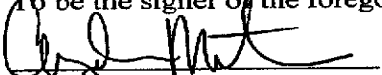
11-3-04  
Date

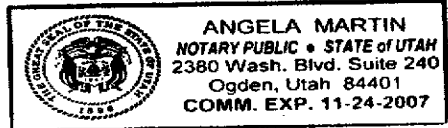
State of Utah  
County of Weber

On this 3 day of Nov, 2004, Jeremy Williams  
personally appeared before me,

- who is personally known to me.
- whose identity I verified on the basis of \_\_\_\_\_.
- whose identity I verified on the oath/affirmation of \_\_\_\_\_, a credible witness.

To be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

  
Notary Public



My Commission Expires: \_\_\_\_\_

E# 2066459 PG 1 OF 3  
DOUG CROFTS, WEBER COUNTY RECORDER  
04-NOV-04 252 PM FEE \$31.00 DEP JPM  
REC FOR: JEREMY WILLIAMS

## EXHIBIT B

### BOUNDARY DESCRIPTION THE HIGHLANDS AT WOLF CREEK PHASE IV

PART OF THE SOUTHWEST ¼ OF SECTION 23, T7N, R1E, OF THE SLB&M; BEGINNING AT THE SOUTHWEST CORNER OF LOT 55 HIGHLANDS SUBDIVISION, PHASE 4 SAID POINT BEING SOUTH 304.28 FEET AND EAST 3,122.38 FEET FROM THE CENTER OF SECTION 22, T7N, R1E, SLB&M; THENCE AS FOLLOWS:

		COURSES:
N 03°52'06" E	375.33 FT.	THENCE;
N 50°20'22" E	239.67 FT.	THENCE;
NORTHWESTERLY	205.78 FT.	ALONG SAID CURVE TO A NON TANGENT LINE: (R=280.00, D=42°06'32", T=107.79, CH=201.18, CHB=N29°48'44"W);
S 50°52'00" E	1,349.73 FT.	THENCE;
S 51°16'31" W	185.50 FT.	THENCE;
S 26°09'05" W	129.60 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, D=9°34'34", T=30.99, CH=61.77, CHB=N59°03'38"W);
S 35°43'39" W	249.45 FT.	THENCE;
S 68°21'10" W	252.61 FT.	TO THE NORTH LINE OF HIGHLANDS SUBDIVISION PHASE 2;
N 78°30'32" W	144.66 FT.	THENCE;
N 31°41'26" E	316.79 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 2 BOUNDARY;
N 32°14'45" W	120.00 FT.	THENCE;
N 37°57'30" W	71.02 FT.	TO THE EAST OF HIGHLANDS SUBDIVISION PHASE 3; THENCE;
S 84°01'41" W	113.96 FT	ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY;
N 13°58'11" W	166.37 FT.	THENCE;
S 76°01'49" W	68.99 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY;
N 13°58'11" W	60.00 FT.	THENCE;
NORTHWETERLY	35.28 FT.	ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY;
N 75°54'39" W	147.59 FT.	THENCE;
		ALONG SAID CURVE TO A NON TANGENT LINE; (R=70.00, D=28°63'32", T=17.49, CH=33.94, CHB=N89°56'25"W);
		ALONG SAID HIGHLANDS SUBDIVISION PHASE 3 BOUNDARY;
		THENCE;
		TO THE POINT OF BEGINNING.

CONTAINS: 695,541 SQ. FT. / 15.967 ACRES

E# 2066459 PG2 OF3

**EXHIBIT C**  
**PERMITTED FLOOR AREAS**  
**THE HIGHLANDS PHASE IV**

The Wolf Creek Design Review Board (DRB) must review all house plans prior to the commencement of construction or submittal to Weber County Building Department. Provided the plans comply with the Wolf Creek Design Guidelines, an approval stamp will indicate such approval on the master set of house plans. In the event that any variances are granted on the Maximum Total Floor Areas noted below, a formal letter of conditions will be delivered to the homesite owner and made a permanent part of the DRB's records.

**WOLF CREEK RESORT  
DESIGN REVIEW BOARD**

**APPROVED**  
 **REVISIONS REQUIRED**

**Property Address:** \_\_\_\_\_

**Signed:** \_\_\_\_\_  
DRB Member

**Printed Name:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

LOT NO.	MAXIMUM TOTAL FLOOR AREA (IN SQ. FT.)
41	4,500
42	4,500
43	6,500
44	10,000
45	5,000
46	4,500
47	5,500
48	10,000
49	8,000
50	4,500
51	4,500
52	4,500
53	4,500
54	5,000
55	4,500
56	3,500
57	3,500
58	8,000