

Wolf Creek
PROPERTIES, LC

EN 2149710 PG 1 OF 4
DOUG CROFTS, WEBER COUNTY RECORDER
20-DEC-05 3:29 PM FEE \$33.00 DEP JKC
REC FOR: WOLF CREEK PROPERTIES LC



W2149710

December 20, 2005

Declaration of Covenants, Conditions and Restrictions for The Highlands at Wolf Creek
Phase VII 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

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

22-247-0001 TO 0010
22-248-0001 TO 0009


Eric Householder
Wolf Creek Properties

12-20-2005
Date

State of Utah
County of Weben

On this 20 day of December, 2005, Eric Householder
personally appeared before me,

who is personally known to me.

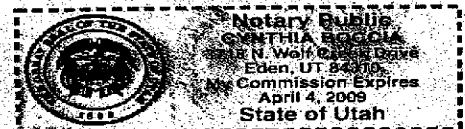
whose identity I verified on the basis of _____

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.

Cynthia Boccia
Notary Public

My Commission Expires: 04.04.09



3718 N. Wolf Creek Drive • P.O. Box 658 • Eden, Utah 84310

PHONE 801.745.3435 • FAX 801.745.3454

www.wolfcreekresort.com

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

EXHIBIT A

The Highlands at Wolf Creek Phase VII

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 23, T7N, R1E, SLB&M. BEGINNING AT A POINT BEING		
S 00°21'51" W 668.99 FEET ALONG THE SECTION LINE AND WEST 545.74 FEET FROM THE CENTER		
OF SECTION 23, T7N, R1E, SLB&M (BASIS OF BEARING: S 00°21'51" W FROM SAID CORNER TO THE		
SOUTH 1/4 CORNER OF SECTION 23);		
THENCE AS FOLLOWS:		
S 67°30'15" E	138.83 FT.	THENCE
S 44°20'14" E	590.16 FT.	THENCE
S 00°21'51" W	533.53 FT.	PARALLEL TO AND TWO FEET WEST OF THE SECTION LINE; THENCE
N 60°21'59" W	227.27 FT.	TO A NON-TANGENT CURVE TO THE RIGHT; THENCE
SOUTHWESTERLY	186.57 FT.	ALONG SAID CURVE TO A TANGENT LINE - THENCE
		(R=195.00, Δ=54°49'04", T=101.12, CH=179.53, CHB=S61°16'46"W);
S 88°41'18" W	44.65 FT.	TO A TANGENT CURVE TO THE LEFT; THENCE
SOUTHWESTERLY	23.71 FT.	ALONG SAID CURVE TO A TANGENT LINE THENCE
		(R=15.00, Δ=90°33'18", T=15.15, CH=21.32, CHB=S43°24'39"W);
S 01°51'59" E	35.19 FT.	THENCE
S 88°38'20" W	200.52 FT.	THENCE
N 30°59'40" W	170.61 FT.	TO A NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING ON THE EAST
		BOUNDARY TO THE HIGHLANDS AT WOLF CREEK PHASE 6; THENCE ALONG
		SAID BOUNDARY THE FOLLOWING 8 COURSES: THENCE
NORTHEASTERLY	264.96 FT.	ALONG SAID CURVE AND SAID BOUNDARY TO A TANGENT LINE
		(R=325.00, Δ=46°42'43", T=140.34, CH=257.69, CHB=N24°34'28"E);
N 01°13'06" E	269.79 FT.	TO A TANGENT CURVE TO THE LEFT; THENCE THENCE
NORTHWESTERLY	167.27 FT.	ALONG SAID CURVE TO A REVERSE CURVE TO THE RIGHT
		(R=300.00, Δ=31°56'49", T=85.87, CH=165.12, CHB=N14°45'18"W); THENCE
NORTHWESTERLY	85.65 FT.	ALONG SAID CURVE TO A COMPOUND CURVE TO THE RIGHT
		(R=175.00, Δ=28°02'35", T=43.70, CH=84.80, CHB=N16°42'25"W); THENCE
NORTHEASTERLY	26.97 FT.	ALONG SAID CURVE TO A REVERSE CURVE TO THE LEFT
		(R=20.00, Δ=77°16'33", T=15.99, CH=24.98, CHB=N35°57'09"E); THENCE
NORTHEASTERLY	49.08 FT.	ALONG SAID CURVE TO A REVERSE CURVE TO THE RIGHT
		(R=145.00, Δ=19°23'34", T=24.78, CH=48.84, CHB=N64°53'39"E); THENCE
NORTHEASTERLY	74.31 FT.	ALONG SAID CURVE TO A NON-TANGENT LINE
		(R=155.00, Δ=27°28'11", T=37.88, CH=73.60, CHB=N68°55'57"E);
N 07°01'55" W	81.07 FT.	TO THE POINT OF BEGINNING.
CONTAINS: 491,597 SQ. FT. / 11.286 ACRES		

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THE HIGHLANDS AT WOLF CREEK SUBDIVISION**

EXHIBIT C

The Highlands at Wolf Creek Phase VII

WOLF CREEK DESIGN REVIEW BOARD

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:** _____

**FIFTH AMENDMENT AND SUPPLEMENTAL DECLARATION TO
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EXHIBIT B

The Highlands at Wolf Creek Phase VII

MAXIMUM TOTAL FLOOR AREA

LOT NO.	MAX TOTAL FLOOR AREA (SQ FT)	LOT NO.	MAX TOTAL FLOOR AREA (SQ FT)
97	6000	106	6000
98	5500	107	4500
99	4000	108	4000
100	4000	109	4000
101	4500	110	6500
102	4500	111	4500
103	4000	112	5500
104	7000	113	5500
105	6000	114	4000