

**Wolf Creek**  
PROPERTIES, LC



"W2149712"

EH 2149712 PG 1 OF 4  
DOUG CROFTS, WEBER COUNTY RECORDER  
20-DEC-05 340 PM FEE \$36.00 DEP JKC  
REC FOR: WOLF CREEK PROPERTIES LC

December 20, 2005

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

22-249-0001 TO 0011  
22-250-0001 TO 0010

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

Eric Householder  
Wolf Creek Properties

12-20-2005  
Date

State of Utah  
County of Weber

On this 20 day of December 20 05, Eric Householder  
personally appeared before me,

X who is personally known to me.

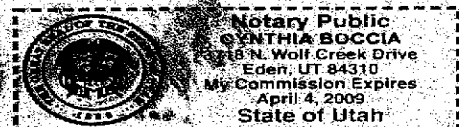
\_\_\_\_\_ whose identity I verified on the basis of \_\_\_\_\_

\_\_\_\_\_ 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



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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 VIII**

**BOUNDARY DESCRIPTION**

|  |            |  |
|--|------------|--|
| PART OF THE SOUTHWEST 1/4 OF SECTION 23, T7N, R1E, SLB&M. BEGINNING AT A POINT BEING           |            |  |
| N 00°21'51" E 88.04 FEET ALONG THE SECTION LINE AND 2.00 FEET WEST FROM THE SOUTH QUARTER      |            |  |
| CORNER OF SECTION 23, T7N, R1E, SLB&M (BASIS OF BEARING: N 00°21'51" E FROM SAID SOUTH QUARTER |            |  |
| CORNER TO THE CENTER OF SECTION 23); THENCE AS FOLLOWS:  |            |  |
| N 87°33'09" W  | 401.75 FT. | THENCE   |
| N 46°26'51" W  | 632.89 FT. | THENCE   |
| N 29°12'07" W  | 265.86 FT. | TO THE POINT OF BEGINNING.   |
| N 03°03'24" E  | 195.96 FT. | TO A NON-TANGENT CURVE TO THE LEFT; THENCE                             |
| NORTHEASTERLY  | 99.78 FT.  | ALONG SAID CURVE TO A TANGENT LINE                                     |
|  |            | (R=225.00, Δ=25°24'33", T=50.73, CH=98.97, CHB=N80°21'07"E);           |
| N 67°38'50" E  | 99.19 FT.  | TO A TANGENT CURVE TO THE LEFT; THENCE                                 |
| NORTHEASTERLY  | 111.84 FT. | ALONG SAID CURVE TO A NON-TANGENT LINE                                 |
|  |            | (R=325.00, Δ=19°43'01", T=56.48, CH=111.29, CHB=N57°47'20"E); THENCE   |
| S 30°59'40" E  | 170.61 FT. | THENCE   |
| N 88°38'20" E  | 200.52 FT. | THENCE   |
| S 01°51'59" E  | 188.93 FT. | TO A TANGENT CURVE TO THE LEFT; THENCE                                 |
| SOUTHEASTERLY  | 253.27 FT. | ALONG SAID CURVE TO A COMPOUND CURVE TO THE LEFT                       |
|  |            | (R=135.00, Δ=107°29'31", T=184.09, CH=217.73, CHB=S55°36'45"E); THENCE |
| NORTHEASTERLY  | 15.49 FT.  | ALONG SAID CURVE TO A REVERSE CURVE TO THE RIGHT                       |
|  |            | (R=15.00, Δ=59°09'18", T=8.51, CH=14.81, CHB=N41°03'50"E); THENCE      |
| NORTHEASTERLY  | 130.74 FT. | ALONG SAID CURVE TO A NON-TANGENT LINE                                 |
|  |            | (R=55.00, Δ=136°11'59", T=136.82, CH=102.06, CHB=N79°35'10"E); THENCE  |
| N 64°08'53" E  | 128.45 FT. | THENCE   |
| S 00°21'51" W  | 626.96 FT. | PARALLEL TO AND TWO FEET WEST OF THE SECTION LINE TO THE POINT OF      |
|  |            | BEGINNING.   |
| CONTAINS: 572,286 SQ. FT. / 13.137 ACRES   |            |  |

**FIFTH AMENDMENT AND SUPPLEMENTAL DECLARATION TO  
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**EXHIBIT B**

The Highlands at Wolf Creek Phase VIII

**MAXIMUM TOTAL FLOOR AREA**

| <b>LOT NO.</b> | <b>MAX TOTAL FLOOR<br/>AREA (SQ FT)</b> | <b>LOT NO.</b> | <b>MAX TOTAL FLOOR<br/>AREA (SQ FT)</b> |
|----------------|---|----------------|---|
| 115            | 4,500                                   | 126            | 5,500                                   |
| 116            | 4,500                                   | 127            | 7,000                                   |
| 117            | 4,500                                   | 128            | 6,500                                   |
| 118            | 3,500                                   | 129            | 4,500                                   |
| 119            | 3,500                                   | 130            | 4,000                                   |
| 120            | 6,000                                   | 131            | 4,000                                   |
| 121            | 5,000                                   | 132            | 4,500                                   |
| 122            | 6,500                                   | 133            | 4,500                                   |
| 123            | 4,000                                   | 134            | 4,500                                   |
| 124            | 8,000                                   | 135            | 5,000                                   |
| 125            | 10,000                                  |                |   |

**FIFTH AMENDMENT AND SUPPLEMENTAL DECLARATION TO  
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**EXHIBIT C**

The Highlands at Wolf Creek Phase VIII

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: \_\_\_\_\_