

01186895 B: 2734 P: 0006

Page 1 of 9

Rhonda Francis Summit County Recorder

04/08/2022 04:40:29 PM Fee \$460.00

By BENNETT TUELLER JOHNSON AND DEERE

Electronically Recorded

WHEN RECORDED RETURN TO:

Ryan B. Braithwaite
BENNETT TUELLER JOHNSON & DEERE
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121

Parcel I.D. # See Attached Exhibit "A"

**FOURTH AMENDMENT TO
SECOND AMENDED, RESTATED AND CONFIRMATORY DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
FOR BEAR HOLLOW VILLAGE**

THIS FOURTH AMENDMENT TO SECOND AMENDED, RESTATED AND CONFIRMATORY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEAR HOLLOW VILLAGE (the "Fourth Amendment"), is made this 8th day of April, 2022.

WITNESSETH:

WHEREAS, that certain Second Amended, Restated and Confirmatory Declaration of Protective Covenants, Conditions and Restrictions for Bear Hollow Village (the "Declaration") of the Bear Hollow Village Association (the "Association") dated March 31, 2004, was recorded in the office of the Summit County Recorder as Entry No. 00693542 on March 31, 2004, as amended to date,

WHEREAS, pursuant to Article V of the Declaration, it may be amended with the affirmative vote of fifty-one percent (51%) or more of the Members of the Association in good standing; and

WHEREAS, the required affirmative vote of more than fifty-one percent (51%) of the Members of the Association in good standing has been obtained to amend the Declaration, and more than fifty-one percent (51%) of the Members of the Association in good standing now desire to amend the Declaration with this Fourth Amendment.

NOW, THEREFORE, the Declaration is amended as follows:

The following reinvestment fee covenant is added to the Declaration as Section 3.11.4:

3.11.4. Reinvestment Fee Covenant. Concurrently with the transfer of ownership or title to any Unit (whether such transfer be by sale or otherwise), the transferee shall notify the Association in writing of such transfer and shall pay to the Association a nonrefundable reinvestment fee in the amount of 0.25% of the value of the Unit. The value of the Unit shall be equal to the final sales price agreed upon by the transferee and the transferor. The reinvestment fee shall be calculated by multiplying the final sales price by 0.0025.

The burden of the reinvestment fee covenant is intended to run with the land and to bind successors in interest and assigns. The duration of the reinvestment fee covenant shall continue indefinitely, for so long as the Association exists. The reinvestment fee is for capital expenses, improvements to common areas and facilities, and for other Association expenses. The

EXHIBIT A

The following parcels of real property contained within Bear Hollow Village shall be subject to the foregoing instrument, and each of the following parcels of real property shall be considered “burdened property” pursuant to Utah Code Ann. § 57-1-46:

Parcel 1 Parcel Nos.:

PARCEL I.D. #	UNIT	STREET ADDRESS
BHVS-A	LOT A	5401 N. BOBSLED BLVD
BHVS-B	LOT B	5405 N. BOBSLED BLVD
BHVS-C	LOT C	5409 N. BOBSLED BLVD
BHVS-E	LOT E	5417 N. BOBSLED BLVD
BHVS-F	LOT F	5421 N. BOBSLED BLVD
BHVS-G	LOT G	5425 N. BOBSLED BLVD
BHVS-1	LOT 1	5410 N. CROSS COUNTRY
BHVS-2	LOT 2	5414 N. CROSS COUNTRY
BHVS-3	LOT 3	5418 N. CROSS COUNTRY
BHVS-4	LOT 4	5422 N. CROSS COUNTRY
BHVS-5	LOT 5	5426 N. CROSS COUNTRY
BHVS-6	LOT 6	5430 N. CROSS COUNTRY
BHVS-7	LOT 7	5434 N. CROSS COUNTRY
BHVS-8	LOT 8	5438 N. CROSS COUNTRY
BHVS-9	LOT 9	5442 N. CROSS COUNTRY
BHVS-10	LOT 10	5446 N. CROSS COUNTRY
BHVS-11	LOT 11	5450 N. CROSS COUNTRY
BHVS-12	LOT 12	5454 N. CROSS COUNTRY
BHVS-13	LOT 13	5458 N. CROSS COUNTRY
BHVS-14	LOT 14	5462 N. CROSS COUNTRY
BHVS-15	LOT 15	5466 N. CROSS COUNTRY
BHVS-16	LOT 16	5470 N. CROSS COUNTRY
BHVS-17	LOT 17	5476 N. CROSS COUNTRY
BHVS-18	LOT 18	5480 N. CROSS COUNTRY
BHVS-19	LOT 19	5486 N. CROSS COUNTRY
BHVS-20	LOT 20	5490 N. CROSS COUNTRY
BHVS-21	LOT 21	5494 N. CROSS COUNTRY
BHVS-22	LOT 22	5500 N. CROSS COUNTRY
BHVS-23	LOT 23	5506 N. CROSS COUNTRY
BHVS-24	LOT 24	5510 N. CROSS COUNTRY
BHVS-25	LOT 25	5516 N. CROSS COUNTRY
BHVS-26	LOT 26	5522 N. CROSS COUNTRY
BHVS-27	LOT 27	5526 N. CROSS COUNTRY
BHVS-28	LOT 28	5530 N. CROSS COUNTRY
BHVS-29	LOT 29	5534 N. CROSS COUNTRY
BHVS-33	LOT 33	5441 N. LUGE LANE
BHVS-38	LOT 38	5598 N. KODIAK WAY
BHVS-39	LOT 39	5604 N. KODIAK WAY

BHVS-40	LOT 40	5610 N. KODIAK WAY
BHVS-41	LOT 41	5616 N. KODIAK WAY
BHVS-42	LOT 42	5622 N. KODIAK WAY
BHVS-43	LOT 43	5628 N. KODIAK WAY
BHVS-44	LOT 44	5634 N. KODIAK WAY
BHVS-45	LOT 45	5640 N. KODIAK WAY
BHVS-46	LOT 46	5646 N. KODIAK WAY
BHVS-47	LOT 47	5652 N. KODIAK WAY
BHVS-48	LOT 48	5658 N. KODIAK WAY
BHVS-49	LOT 49	5664 N. KODIAK WAY
BHVS-50	LOT 50	5670 N. KODIAK WAY
BHVS-51	LOT 51	5676 N. KODIAK WAY
BHVS-52	LOT 52	5682 N. KODIAK WAY
BHVS-53	LOT 53	5679 N. POLAR WAY
BHVS-54	LOT 54	5673 N. POLAR WAY
BHVS-55	LOT 55	5667 N. POLAR WAY
BHVS-56	LOT 56	5661 N. POLAR WAY
BHVS-57	LOT 57	5655 N. POLAR WAY
BHVS-58	LOT 58	5649 N. POLAR WAY
BHVS-59	LOT 59	5643 N. POLAR WAY
BHVS-60	LOT 60	5637 N. POLAR WAY
BHVS-61	LOT 61	5631 N. POLAR WAY
BHVS-62	LOT 62	5625 N. POLAR WAY
BHVS-63	LOT 63	5619 N. POLAR WAY
BHVS-64	LOT 64	5613 N. POLAR WAY
BHVS-65	LOT 65	5607 N. POLAR WAY
BHVS-66	LOT 66	5601 N. POLAR WAY
BHVS-67	LOT 67	5603 N. BOBSLED BLVD
BHVS-68	LOT 68	5609 N. BOBSLED BLVD
BHVS-69	LOT 69	5615 N. BOBSLED BLVD
BHVS-70	LOT 70	5621 N. BOBSLED BLVD
BHVS-71	LOT 71	5627 N. BOBSLED BLVD
BHVS-72	LOT 72	5633 N. BOBSLED BLVD
BHVS-73	LOT 73	5639 N. BOBSLED BLVD
BHVS-74	LOT 74	5645 N. BOBSLED BLVD
BHVS-75	LOT 75	5651 N. BOBSLED BLVD
BHVS-76	LOT 76	5657 N. BOBSLED BLVD
BHVS-77	LOT 77	5663 N. BOBSLED BLVD
BHVS-78	LOT 78	5669 N. BOBSLED BLVD
BHVS-79	LOT 79	5679 N. BOBSLED BLVD
BHVS-T1	T 1	5422 N. BOBSLED BLVD
BHVS-T2	T 2	5424 N. BOBSLED BLVD
BHVS-T4	T 4	5428 N. BOBSLED BLVD
BHVS-T5	T 5	5430 N. BOBSLED BLVD
BHVS-T6	T 6	5432 N. BOBSLED BLVD
BHVS-T8	T 8	5436 N. BOBSLED BLVD
BHVS-T9	T 9	5438 N. BOBSLED BLVD

BHVS-T10	T 10	5442 N. BOBSLED BLVD
BHVS-T11	T 11	5446 N. BOBSLED BLVD
BHVS-T12	T 12	5452 N. BOBSLED BLVD
BHVS-T13	T 13	5456 N. BOBSLED BLVD
BHVS-T14	T 14	5462 N. BOBSLED BLVD
BHVS-T15	T 15	5466 N. BOBSLED BLVD
BHVS-T17	T 17	5476 N. BOBSLED BLVD
BHVS-T18	T 18	5482 N. BOBSLED BLVD
BHVS-T19	T 19	5486 N. BOBSLED BLVD
BHVS-T21	T 21	5496 N. BOBSLED BLVD
BHVS-T22	T 22	5502 N. BOBSLED BLVD
BHVS-T23	T 23	5506 N. BOBSLED BLVD
BHVS-T24	T 24	5512 N. BOBSLED BLVD
BHVS-T26	T 26	5522 N. BOBSLED BLVD
BHVS-T27	T 27	5526 N. BOBSLED BLVD
BHVS-T28	T 28	5519 N. BOBSLED BLVD
BHVS-T30	T 30	5507 N. BOBSLED BLVD
BHVS-T31	T 31	5501 N. BOBSLED BLVD
BHVS-T32	T 32	5495 N. BOBSLED BLVD
BHVS-T34	T 34	5483 N. BOBSLED BLVD
BHVS-T35	T 35	5477 N. BOBSLED BLVD
BHVS-T36	T 36	5471 N. BOBSLED BLVD
BHVS-T37	T 37	5465 N. BOBSLED BLVD
BHVS-T39	T 39	5453 N. BOBSLED BLVD
BHVS-T40	T 40	5447 N. BOBSLED BLVD
BHVS-T41	T 41	5457 N. BIATHLON LOOP
BHVS-T43	T 43	5453 N. BIATHLON LOOP
BHVS-T47	T 47	5460 N. LUGE LANE
BHVS-T48	T 48	5462 N. LUGE LANE
BHVS-T51	T 51	5468 N. LUGE LANE
BHVS-T52	T 52	5470 N. LUGE LANE
BHVS-T53	T 53	5474 N. LUGE LANE
BHVS-T55	T 55	5478 N. LUGE LANE
BHVS-T56	T 56	5525 N. BOBSLED BLVD
BHVS-T57	T 57	5531 N. BOBSLED BLVD
BHVS-T58	T 58	5497 N. LUGE LANE
BHVS-T59	T 59	5493 N. LUGE LANE
BHVS-T61	T 61	5489 N. LUGE LANE
BHVS-T62	T 62	5485 N. LUGE LANE
BHVS-T63	T 63	5483 N. LUGE LANE
BHVS-T65	T 65	5477 N. LUGE LANE
BHVS-T66	T 66	5475 N. LUGE LANE
BHVS-T67	T 67	5487 N. FREESTYLE WAY
BHVS-T68	T 68	5491 N. FREESTYLE WAY
BHVS-T69	T 69	5497 N. FREESTYLE WAY
BHVS-T70	T 70	5501 N. FREESTYLE WAY
BHVS-T71	T 71	5507 N. FREESTYLE WAY

BHVS-T72	T 72	5511 N. FREESTYLE WAY
BHVS-T73	T 73	5515 N. FREESTYLE WAY
BHVS-T74	T 74	5521 N. FREESTYLE WAY
BHVS-T75	T 75	5525 N. FREESTYLE WAY
BHVS-T76	T 76	5531 N. FREESTYLE WAY
BHVS-T77	T 77	5535 N. FREESTYLE WAY
BHVS-T78	T 78	5539 N. FREESTYLE WAY
BHVS-T79	T 79	5452 N. LUGE LANE
BHVS-T80	T 80	5454 N. LUGE LANE
BHVS-T81	T 81	5456 N. LUGE LANE
BHVS-T82	T 82	5458 N. LUGE LANE
BHVS-T83	T 83	5447 N. LILLEHAMMER
BHVS-T84	T 84	5443 N. LILLEHAMMER
BHVS-T85	T 85	5441 N. LILLEHAMMER
BHVS-T86	T 86	5437 N. LILLEHAMMER
BHVS-T87	T 87	5435 N. LILLEHAMMER
BHVS-T88	T 88	5431 N. LILLEHAMMER
BHVS-T89	T 89	5436 N. LUGE LANE
BHVS-T90	T 90	5438 N. LUGE LANE
BHVS-T91	T 91	5440 N. LUGE LANE
BHVS-T92	T 92	5442 N. LUGE LANE
BHVS-T93	T 93	5444 N. LUGE LANE
BHVS-T94	T 94	5446 N. LUGE LANE
BHVS-T95	T 95	5448 N. LUGE LANE
BHVS-T96	T 96	5450 N. LUGE LANE
BHVS-T102	T 102	5545 N. LILLEHAMMER
BHVS-T103	T 103	5543 N. LILLEHAMMER
BHVS-T106	T 106	5537 N. LILLEHAMMER
BHVS-T107	T 107	5535 N. LILLEHAMMER
BHVS-T108	T 108	5533 N. LILLEHAMMER
BHVS-T109	T 109	5531 N. LILLEHAMMER
BHVS-T110	T 110	5541 N. SLALOM WAY
BHVS-T111	T 111	5543 N. SLALOM WAY
BHVS-T112	T 112	5545 N. SLALOM WAY
BHVS-T113	T 113	5547 N. SLALOM WAY
BHVS-T116	T 116	5553 N. SLALOM WAY
BHVS-T117	T 117	5555 N. SLALOM WAY
BHVS-T131	T 131	5596 N. OSLO LANE
BHVS-T132	T 132	5600 N. OSLO LANE
BHVS-T134	T 134	5610 N. OSLO LANE
BHVS-T135	T 135	5614 N. OSLO LANE
BHVS-T136	T 136	5618 N. OSLO LANE
BHVS-T137	T 137	5622 N. OSLO LANE
BHVS-T138	T 138	5628 N. OSLO LANE
BHVS-T139	T 139	5632 N. OSLO LANE
BHVS-T140	T 140	5636 N. OSLO LANE
BHVS-T141	T 141	5640 N. OSLO LANE

BHVS-T142	T 142	5646 N. OSLO LANE
BHVS-T143	T 143	5650 N. OSLO LANE
BHVS-T144	T 144	5654 N. OSLO LANE
BHVS-T145	T 145	5658 N. OSLO LANE
BHVS-T146	T 146	5662 N. OSLO LANE
BHVS-T147	T 147	5666 N. OSLO LANE
BHVS-T148	T 148	5672 N. OSLO LANE
BHVS-T150	T 150	5680 N. OSLO LANE
BHVS-T151	T 151	5575 N. OSLO LANE
BHVS-T152	T 152	5581 N. OSLO LANE
BHVS-T154	T 154	5591 N. OSLO LANE
BHVS-T155	T 155	5595 N. OSLO LANE
BHVS-T156	T 156	5599 N. OSLO LANE
BHVS-T157	T 157	5603 N. OSLO LANE
BHVS-T158	T 158	5607 N. OSLO LANE
BHVS-T159	T 159	5611 N. OSLO LANE
BHVS-T160	T 160	5615 N. OSLO LANE
BHVS-T161	T 161	5619 N. OSLO LANE
BHVS-T163	T 163	5627 N. OSLO LANE
BHVS-T164	T 164	5631 N. OSLO LANE
BHVS-T165	T 165	5635 N. OSLO LANE
BHVS-T166	T 166	5639 N. OSLO LANE
BHVS-T167	T 167	5643 N. OSLO LANE
BHVS-T170	T 170	5655 N. OSLO LANE
BHVS-T171	T 171	5659 N. OSLO LANE
BHVS-T172	T 172	5663 N. OSLO LANE
BHVS-T173	T 173	5667 N. OSLO LANE
BHVS-T175	T 175	5675 N. OSLO LANE
BHVS-T176	T 176	5679 N. OSLO LANE

Parcel 2:

LOT D BEAR HOLLOW VILLAGE 5TH AMENDMENT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

Parcel No. BHVS-D-5AM

Parcel 3:

LOTS 30, 31, 32, 33, 34, 35 AND 36 BEAR HOLLOW VILLAGE 3RD AMENDMENT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

PARCEL I.D. #	UNIT	STREET ADDRESS
BHVS-30-3AM	LOT 30	5453 N. LUGE LANE
BHVS-31-3AM	LOT 31	5453 N. LUGE LANE
BHVS-32-3AM	LOT 32	5453 N. LUGE LANE
BHVS-33-3AM	LOT 33	5453 N. LUGE LANE
BHVS-34-3AM	LOT 34	5453 N. LUGE LANE
BHVS-35-3AM	LOT 35	5453 N. LUGE LANE
BHVS-36-3AM	LOT 36	5453 N. LUGE LANE

Parcel 4:

LOTS 80, 81 AND 82 BEAR HOLLOW VILLAGE 2ND AMENDMENT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

PARCEL I.D. #	UNIT	STREET ADDRESS
BHVS-80-2AM	LOT 80	5565 N. OSLO LANE
BHVS-81-2AM	LOT 81	5565 N. OSLO LANE
BHVS-82-2AM	LOT 82	5565 N. OSLO LANE

Parcel 5:

Unit No. 202, contained within the CALGARY CONDOMINIUMS, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in the office of the Summit County Recorder, as Entry No. 569632 of Plats, and as further defined and described in the Declaration of Covenants, Conditions and Restrictions and Bylaws of CALGARY CONDOMINIUMS, a Utah Condominium Project, recorded in the office of the Summit County Recorder on July 25, 2000, in Book 1326, at Page 1428, as Entry No. 569633 (as said Map and Declaration may be amended and/or Supplemented).

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit (the referenced Declaration providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates). (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) the nonexclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Parcel No. CALG-202: 5441 N. Bobsled Blvd.