

PAGE (●) INDEX ( ) ABSTRACT ( ) PLAT ( ) CHECK ( )

**WHEN RECORDED RETURN TO:**

Deer Crest Associates I, L.C.  
Attention: David M. Luber  
P.O. Box 8888  
Park City, UT 84060

00209778 BK 00408 Pg 00425-00429  
WASATCH CO RECORDER-ELIZABETH N PARCELL  
1998 DEC 23 15:09 PM FEE \$21.00 BY MMH  
REQUEST: COALITION TITLE

**SUPPLEMENTAL MASTER DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
FOR DEER CREST**

**DEER HOLLOW VILLAGE SUBDIVISION  
WASATCH COUNTY, UTAH**

THIS SUPPLEMENTAL MASTER DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR DEER CREST is made as of this 17<sup>th</sup> day of  
December, 1998, by DEER CREST ASSOCIATES I, L.C., a Utah limited liability  
company, referred to below as "Declarant."

**RECITALS:**

A. Deer Crest Associates I, L.C. is the Declarant under that certain Master Declaration of Covenants, Conditions and Restrictions for Deer Crest dated October 31, 1997 and recorded November 3, 1997 as Entry Number 198235 in Book 363 at Page 542 of the Official Records of the Wasatch County Recorder (the "Declaration"). All capitalized terms contained herein shall have the definitions set forth herein or in the Declaration.

B. Declarant is the owner of certain real property located in Wasatch County, Utah, which is more particularly described in Exhibit A (the "Deer Hollow Village Subdivision Property"). The Deer Hollow Village Subdivision Property is included within the Initial Property

C. Declarant intends to develop the Deer Hollow Village Subdivision Property ("Subdivision") as a residential subdivision subject to the general plan of development, and subject to certain protective covenants, conditions and restrictions all as set forth in the Declaration, and which are deemed to be covenants running with the land mutually burdening and benefiting each of the Lots within the Subdivision including the Deer Hollow Village Subdivision Property.

**SUPPLEMENTAL DECLARATION:**

**DECLARANT HEREBY DECLARES** that all of the Lots within the Subdivision shall be held, sold, conveyed, encumbered, leased, used, occupied and improved subject to the protective covenants, conditions, restrictions and equitable servitudes set forth in the Declaration, the terms of which Declaration are deemed incorporated herein by this reference. The covenants, conditions and restrictions of the Declaration are intended to, and shall in all cases run with the title of the land, and be binding upon the successors, assigns, heirs, lien holders, and any other person holding any interest in the Lots within the Subdivision, and shall inure to the benefit of all other Lots in Deer Crest. The covenants, conditions and restrictions of the Declaration shall be binding upon the Declarant as well as its successors in interest, and may be enforced by the Declarant or by any Owner of a Lot to the extent provided in the Declaration.

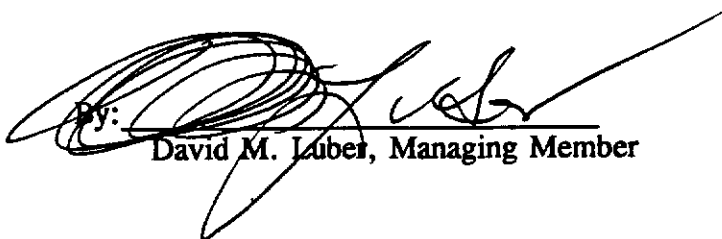
**DECLARANT FURTHER DECLARES** that the public shall have the right to use those ski facilities, ski runs, and ski trails within the Deer Crest Development shown as "public" on Exhibit B, which shall be operated by Deer Valley Ski Resort Company or any successor in the operation of ski facilities in Deer Valley Resort, or any other commercial operator of any ski area which is later created and adjoins the Deer Crest project. Certain ski trails which are marked on Exhibit B as "private" shall be for private use of homeowner's and guests to access their residences. All such private trails shall be marked as "private" on the entrance to such ski trail. Deer Valley or any such successor operator of the Deer Crest ski facilities may charge a fee for access to and use of public ski facilities, ski runs and ski trails and may establish rules and regulations limiting such access and use provided such fees, access and use shall be consistent with rules, regulations and fees for a public ski area are applied equally to all skiers using the facilities of both ski areas. The preceding provisions relating to public access shall be applicable for so long as the ski facilities, ski runs and ski trails in Deer Valley Resort (under that name or any other name) are operated by a commercial ski operator or there is any other commercial ski area adjoining the Deer Crest project. In the event that Deer Valley Resort or any successor operation closes or becomes a private ski resort, and there is no other adjoining commercial ski area, then, only in that event the Deer Crest Master Association shall have the right to close the ski facilities, ski runs and ski trails to the general public and operate the ski facilities, ski runs and ski trails as private facilities, runs and trails in accordance with the provisions of the Amended Density Determination. At such time as Deer Valley Resort reopens to the public (as Deer Valley Resort or under any other name), or any other adjoining property commences commercial ski operations, Deer Crest facilities will also be reopened to the general public.

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THIS SUPPLEMENTAL DECLARATION was executed as of the date stated above.

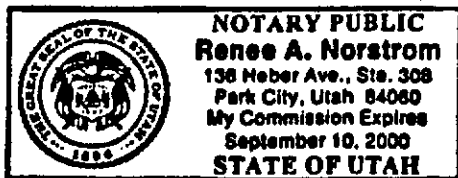
Deer Crest Associates I, L.C., a Utah limited liability company


By: LCC Properties Group, L.C., a Utah limited liability company, its managing member.

By:   
David M. Lubber, Managing Member

State of Utah )  
County of Summit ) :ss

The foregoing instrument was acknowledged before me on the 17<sup>th</sup> day of December 1998, by David M. Lubber, Managing Member of LCC Properties Group, L.C., the Managing Member of Deer Crest Associates I, L.C.



  
Notary Public  
Residing at: Park City

Commission Expires: 9/10/2000

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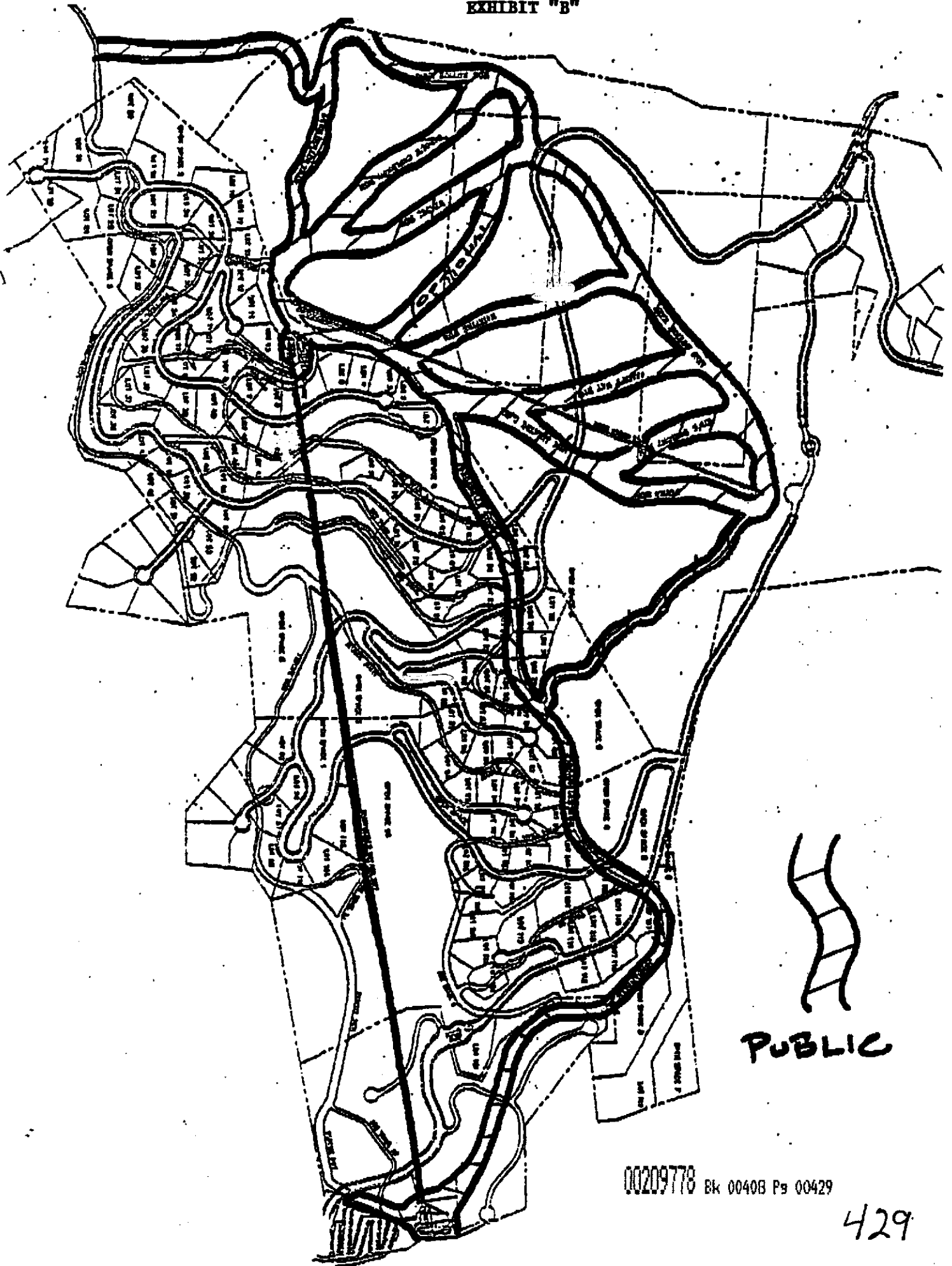
DEER HOLLOW SUBDIVISION LEGAL DESCRIPTION:


A parcel of land located in the West Half of Section 14 and the East Half of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of the McKinley Mining Claim (MS 6645), said point is located North 00°13'07" West 1112.98 feet along the Section Line and North 85°42'00" West 162.50' feet from the Southwest Corner of Section 14, Township 2 South, Range 4 East. Salt Lake Base and Meridian (Basis of Bearing being South 89°19'56" West 5246.36 feet between said Southwest Corner and the Southeast Corner of said Section 14); and running thence along the East line of said McKinley Mining Claim North 04°18'00" East 600.00 feet; thence South 85°42'00" East 57.79 feet; thence North 72°55'47" East 359.21 feet; thence South 81°54'49" East 110.17 feet to the Northerly Corner of the BLM Exception Parcel; thence along the Westerly line of said BLM Parcel South 18°45'09" West 127.66 feet; thence South 18°45'09" West 22.41 feet; thence South 68°20'38" East 41.23 feet; thence South 05°08'17" East 224.04 feet; thence North 84°51'43" East 15.85 feet; thence South 08°00'00" East 355.75 feet to the North line of the Roosevelt No. 1 Mining Claim (MS 6645); thence along said North line North 85°42'00" West 632.30 feet to the POINT OF BEGINNING.

Together with all ingress/egress and utility easements as depicted or described hereon. Containing 370,679 sq. ft. or 8.51 acres of land more or less.

EXHIBIT "B"



  
PUBLIC

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