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\*W2342884\*

WHEN RECORDED, PLEASE RETURN TO:

Steven C. Roberts  
Wolf Creek Properties, LC  
3923 N Wolf Creek Dr  
Eden, UT 84310-9655

E# 2342884 PG 1 OF 8  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
20-MAY-08 455 PM FEE \$26.00 DEP LF  
REC FOR: CARDON LAND TITLE

Space Above for Recorder's Use

**SUPPLEMENTAL DECLARATION  
TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
WOLF CREEK RESORT**

THIS SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("**Supplemental Declaration**") is made as of May 16, 2008, by **Wolf Creek Properties, LC**, a Utah limited liability company ("**Declarant**"), and **Eden Valley Development, LLC**, a Utah limited liability company ("**Eden Valley**").

A. Declarant is the Declarant under the Master Declaration of Covenants, Conditions and Restrictions for Wolf Creek Resort made as of May 15, 2002, and recorded October 18, 2002, as Entry No. 1992728 in Book 2275 at Page 460 of the official records of Weber County, Utah, as amended from time to time ("**Master Declaration**").

B. Eden Valley owns certain real property located in Weber County, Utah, a legal description of which is attached hereto as Exhibit A ("**Subject Property**").

C. Declarant is authorized under Article IX of the Master Declaration to subject additional property to the provisions of the Master Declaration by recording a supplemental declaration describing the additional property.

D. Declarant and Eden Valley desire to subject the Subject Property to the Master Declaration.

NOW, THEREFORE, Declarant and Eden Valley hereby declare that the Subject Property will be held, sold, and conveyed subject to the covenants, conditions and restrictions contained in the Master Declaration, which will run with the Subject Property and will be binding upon all parties having or acquiring any right, title, or interest in or to the Subject Property or any part thereof, and will inure to the benefit of each owner thereof.


*[Signatures and Acknowledgments Follow]*

IN WITNESS WHEREOF, Declarant and Eden Valley have executed this Declaration as of the date first set forth above.

**DECLARANT:**

**Wolf Creek Properties, LC,**  
a Utah limited liability company

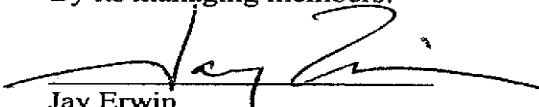
By its manager, Eden Investments, LLC  
By its manager, Eden Properties, LLC  
By its manager, SCR Investments, Inc.

By:   
Name: Steven C. Roberts  
Title: President

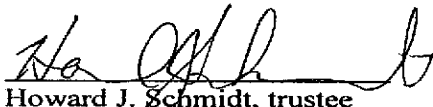
**EDEN VALLEY:**

**Eden Valley Development, LLC,**  
a Utah limited liability company

By its manager, Eden Valley Holding, LLC  
By its managing members:

  
Jay Erwin

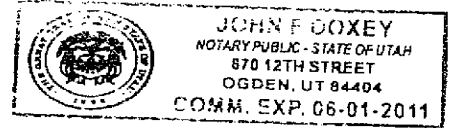
The Howard J. Schmidt Trust

  
Howard J. Schmidt, trustee

STATE OF UTAH )  
 ) ss.  
COUNTY OF WEBER )

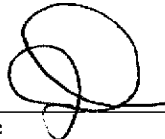
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of MAY, 2008, by Steven C. Roberts, president of SCR Investments, Inc., a manager of Eden Properties, LLC, manager of Eden Investments, LLC, manager of Wolf Creek Properties, LC.

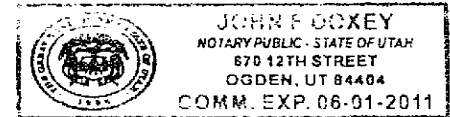
  
\_\_\_\_\_  
Notary Public



STATE OF UTAH )  
 ) ss.  
COUNTY OF WEBER )

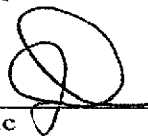
The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of MAY, 2008, by Jay Erwin, managing member of Eden Valley Holding, LLC, manager of Eden Valley Development, LLC.

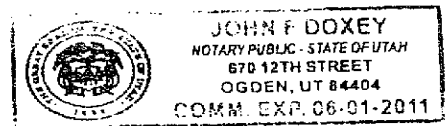
  
\_\_\_\_\_  
Notary Public



STATE OF UTAH )  
 ) ss.  
COUNTY OF WEBER )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of MAY, 2008, by Howard J. Schmidt, trustee of The Howard J. Schmidt Trust, managing member of Eden Valley Holding, LLC, manager of Eden Valley Development, LLC.

  
\_\_\_\_\_  
Notary Public



**Exhibit A**

Legal Description of the Subject Property

**EAGLES LANDING FUTURE PHASE 3**

~~pt 22-021-0120~~  
 pt. 22-021-0127 ✓

A part of the East Half of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian, beginning at a point on an ancient fence line, said point being S 00°22'02" W 641.88' and West 1,142.92' from the East Quarter Corner of said Section 27 (Basis of Bearing S 00°22'02" W 2,643.53' from East Quarter Corner to the Southeast Corner of said Section 27); thence

- N 89°34'09" W 663.12 feet along said ancient fence line; to the east boundary line of Anderson Acres Subdivision; thence
- N 13°25'31" W 360.33 feet along said east boundary line of Anderson Acres Subdivision; thence
- N 00°00'09" W 530.00 feet along said east boundary line of Anderson Acres Subdivision and its extension; thence
- S 89°59'51" W 191.25 feet to the south boundary line of Eagles Landing Subdivision Phase 2; thence along said subdivision boundary the following four courses:
- N 00°00'00" W 40.87 feet to a non-tangent curve to the left; thence
- Northeasterly 186.20 feet along said curve (Radius=430.00', Delta=24°48'40", Tangent=94.59', Chord=184.75', Chord Bearing=N59°43'05"E); to a tangent line; thence
- N 47°18'46" E 208.80 feet to a tangent curve to the left; thence
- Northeasterly 145.70 feet along said curve (Radius=430.00', Delta=19°24'49", Tangent=73.55', Chord=145.00', Chord Bearing=N37°36'21"E); to the west boundary line of Golf Course Area Parcel 3 Subdivision, a non-tangent line; thence
- S 44°35'34" E 625.72 feet along said subdivision boundary the following two courses;
- S 06°40'46" E 836.02 feet ; thence
- to the point of beginning.

**EAGLES LANDING FUTURE PHASE 4-5**

~~pt 22-021-0120~~  
 pt. 22-021-0127 ✓

A part of the East Half of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian, beginning at the East Quarter Corner of said Section 27 (Basis of Bearing S 00°22'02" W 2,643.53' from East Quarter Corner to the Southeast Corner of said Section 27); running thence

- S 00°22'02" W 650.48 feet along the monumented east section line of said Section 27; to an ancient fence line; thence
- N 89°34'09" W 424.43 feet along said fence line; to the east boundary line of Golf Course Area Parcel 3 Subdivision; thence along said subdivision boundary the following thirteen courses:
- N 00°22'33" E 143.07 feet ; thence
- N 15°39'53" E 236.62 feet ; thence
- N 04°03'57" W 182.30 feet ; thence
- N 23°47'47" W 150.15 feet ; thence
- N 34°55'38" W 75.19 feet ; thence
- N 28°00'26" W 402.86 feet ; thence
- N 36°50'40" W 71.40 feet ; thence
- N 35°21'30" W 180.76 feet ; thence
- N 65°14'49" W 104.71 feet ; thence

N 48°17'36" W	364.70 feet	; thence
N 53°37'50" W	167.23 feet	; thence
N 08°49'40" E	64.62 feet	to a non-tangent curve to the left; thence
Westerly	57.99 feet	along said curve (Radius=220.00', Delta=15°06'08", Tangent=29.16', Chord=57.82', Chord Bearing=N89°04'36"W); to a non-tangent line said line being the southeast corner of Eagles Landing Subdivision Phase 2; thence
N 14°27'54" W	86.19 feet	to a cusp of a curve concave to the Southeast; thence
Southeasterly	41.28 feet	along said curve (Radius=30.00', Delta=78°50'24", Tangent=24.66', Chord=38.10', Chord Bearing=S53°53'07"E); to Golf Course Area Parcel 2 Subdivision, a reverse curve; thence along Golf Course Area Parcel 2 Subdivision the following eleven courses:
Easterly	59.29 feet	along said curve (Radius=280.00', Delta=12°07'59", Tangent=29.76', Chord=59.18', Chord Bearing=S87°14'19"E); to a tangent line; thence
S 81°10'20" E	126.25 feet	to a tangent curve to the right; thence
Southeasterly	248.98 feet	along said curve (Radius=430.00', Delta=33°10'33", Tangent=128.09', Chord=245.52', Chord Bearing=S64°35'03"E); to a tangent line; thence
S 47°59'46" E	187.68 feet	; thence
N 42°00'14" E	114.96 feet	; thence
N 82°09'51" E	272.58 feet	; thence
S 53°44'32" E	25.35 feet	to a non-tangent curve to the right; thence
Easterly	98.13 feet	along said curve (Radius=55.00', Delta=102°13'28", Tangent=68.19', Chord=85.62', Chord Bearing=N87°24'52"E); to a non-tangent line; thence
N 48°34'03" E	36.19 feet	; thence
N 86°01'42" E	342.17 feet	to the monumented east section line of said section 27; thence
S 00°28'24" W	1,082.13 feet	along said section line; to the point of beginning.

# EAGLES LANDING PHASE 2

*EXHIBIT A*

PART OF THE NORTHEAST 1/4 OF SECTION 27

T7N, R1E, SLB & M, U.S. SURVEY

EDEN

WEBER COUNTY, UTAH

## BOUNDARY DESCRIPTION

*PT. 22-021-0127*

~~*PT. 22-021-0120*~~

A part of the North Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian. Beginning at a point on the boundary line of Eagles Landing at Wolf Creek Subdivision Phase 1, said point being S 89°09'14" E 1,847.69 feet along the North Section line and South 213.17 feet from the North Quarter Corner of said Section 27; thence along the said boundary line of Eagles Landing at Wolf Creek Subdivision Phase 1 the following three courses:

S 89°07'48" E	60.01 feet	thence
South	250.51 feet	to a tangent curve to the right; thence
Southerly	399.01 feet	along said curve, the first 178.86 feet of said curve being
		along the boundary line of Eagles Landing at Wolf Creek
		Subdivision Phase 1, and the last 220.15 feet being along
		Golf Course Area Parcel 2 (Radius=280.00'
		Delta=81°38'58" Tangent=241.90' Chord=366.10' Chord
		Bearing=S40°49'29"W); to a tangent line; thence along the
		boundary line of said Golf Course Area Parcel 2 the
		following five courses:
S 81°38'57" W	80.03 feet	to a tangent curve to the left; thence
Southwesterly	301.07 feet	along said curve (Radius=270.00' Delta=63°53'22"
		Tangent=168.35' Chord=285.72' Chord
		Bearing=S49°42'16"W); to a tangent line; thence
S 17°45'35" W	414.02 feet	to a tangent curve to the left; thence
Southerly	95.61 feet	along said curve (Radius=170.00' Delta=32°13'29"
		Tangent=49.11' Chord=94.36' Chord
		Bearing=S01°38'50"W); to a tangent line: thence
S 14°27'54" E	101.21 feet	the first 15.02 feet of said line being along the boundary
		line of Golf Course Area Parcel 2; to a non-tangent curve to
		the left, said curve being on the boundary line of Golf
		Course Area Parcel 3; thence along the boundary line of
		said Golf Course Area Parcel 3 the following five courses:
Southwesterly	194.75 feet	along said curve (Radius=220.00' Delta=50°43'15"
		Tangent=104.28' Chord=188.46' Chord
		Bearing=S58°00'43"W); to a tangent line; thence
S 32°39'05" W	64.97 feet	to a tangent curve to the left; thence
Southwesterly	143.95 feet	along said curve (Radius=470.00' Delta=17°32'54"
		Tangent=72.54' Chord=143.39' Chord
		Bearing=S23°52'38"W); to a tangent line: thence

S 15°06'11" W Southwesterly	110.09 feet 241.73 feet	to a tangent curve to the right; thence along said curve, the first 96.03 feet of said curve being along the boundary line of Golf Course Area Parcel 3 (Radius=430.00' Delta=32°12'35" Tangent=124.15' Chord=238.56' Chord Bearing=S31°12'28"W); to a tangent line: thence
S 47°18'46" W Southwesterly	208.80 feet 186.20 feet	to a tangent curve to the right; thence along said curve (Radius=430.00' Delta=24°48'40" Tangent=94.59' Chord=184.75' Chord Bearing=S59°43'05"W); to a non-tangent line: thence
South S 89°59'51" W	40.87 feet 561.06 feet	to the North line of the Van Wagoner Property; thence along said North line of the Van Wagoner Property to the West Section line of the Northeast Quarter of Section 27; thence
N 00°17'00" E	80.13 feet	along said West Section line of the Northeast Quarter of said Section 27; to the Southwest corner of Golf Course Area Parcel 1; thence along the boundary line of said Golf Course Area Parcel 1 the following fourteen courses:
East Easterly	428.67 feet 275.66 feet	to a tangent curve to the left; thence along said curve (Radius=370.00' Delta=42°41'14" Tangent=144.58' Chord=269.33' Chord Bearing=N68°39'23"E); to a tangent line: thence
N 47°18'46" E	191.78 feet	; thence
N 64°48'39" W	128.27 feet	; thence
N 89°48'11" W	398.15 feet	; thence
N 16°26'34" W	197.73 feet	; thence
N 12°13'07" E	480.28 feet	; thence
N 04°14'08" E	148.61 feet	; thence
N 04°48'36" W	71.52 feet	; thence
N 04°48'24" W	277.99 feet	; thence
S 76°29'43" E	960.41 feet	; thence
N 17°45'35" E	190.18 feet	to a tangent curve to the right; thence
Northeasterly	140.16 feet	along said curve (Radius=330.00' Delta=24°20'01" Tangent=71.15' Chord=139.10' Chord Bearing=N29°55'35"E); to a non-tangent line: thence
N 36°56'23" W	28.67 feet	to a non-tangent curve to the right, said point being the Southeast corner of Town Homes Parcel; thence along the boundary line of said Town Homes Parcel the following four courses:
Northeasterly	126.01 feet	along said curve (Radius=255.00' Delta=28°18'46" Tangent=64.32' Chord=124.73' Chord Bearing=N58°01'40"E); to a tangent line; thence
N 72°11'05" E	197.69 feet	to a non-tangent curve to the left; thence
Northeasterly	340.15 feet	along said curve (Radius=270.00' Delta=72°10'58" Tangent=196.82' Chord=318.10' Chord Bearing=N36°05'32"E); to a tangent line; thence

North 179.51 feet to the point of beginning.