

When Recorded, Mail to:
W.C. Holdings L.L.C.
PO BOX 520370
Salt Lake City, Utah 84152-0370

Ent 273767 Bk 0706 Pg 0244-0248
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2004 AUG 2 12:01pm Fee 18.00 MWC
FOR PARK CITY TITLE COMPANY

**DECLARATION BY LOT OWNER TO SUBJECT LOT OWNER'S LOT
TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WOLF CREEK RANCH AND ALL
AMENDMENTS AND SUPPLEMENTS THERETO**

(PERTAINING TO LOT NO. 35 OF WOLF CREEK RANCH PLAT 2B)

034-2B35

THIS DECLARATION BY LOT OWNER TO SUBJECT LOT OWNER'S LOT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RANCH AND ALL AMENDMENTS AND SUPPLEMENTS THERETO (this "Lot Declaration") is made this 1 day of Aug, 2003, by W.C. Holdings LLC ("Lot Owner").

RECITALS:

A. On September 8, 1998, Aspen Ridge Ranches, L.L.C., a Utah limited liability company ("Aspen") and Heber Ranches, L.L.C., a Utah limited liability company ("Heber Ranches"), (Aspen and Heber Ranches are collectively referred to herein as "Declarant") caused to be recorded in the Office of the Recorder of Wasatch County, Utah the subdivision plat for Wolf Creek Ranch Plat A. On May 13, 1999 Declarant caused to be recorded in the Office of the Recorder of Wasatch County, Utah a corrected subdivision plat for Wolf Creek Ranch Plat A, entitled Wolf Creek Ranch Plat-A Corrected. On July 2, 1999, Declarant caused to be recorded in the Office of the Recorder of Wasatch County, Utah the subdivision plat for Wolf Creek Ranch Plat B. On September 7, 1999, Declarant caused to be recorded in the Office of the Recorder of Wasatch County, Utah the subdivision plat for Wolf Creek Ranch Plat C. On October 26, 1999 Declarant caused to be recorded in the Office of the Recorder of Wasatch County, Utah a corrected subdivision plat for Wolf Creek Ranch Plat C entitled Wolf Creek Plat C Amending Lots 21, 22 and 23. On April 3, 2000, Declarant caused to be recorded in the Office of the Recorder of Wasatch County, Utah the subdivision plat for Wolf Creek Ranch Plat 2A. On April 3, 2000, Declarant caused to be recorded in the Office of the Recorder of Wasatch County, Utah the subdivision plat for Wolf Creek Ranch Plat 2B. On December 11, 2002, W.C. Holdings, L.L.C., a Utah limited liability company ("WCH"), caused to be recorded in the Office of the Recorder of Wasatch County, Utah a corrected subdivision plat for Wolf Creek Ranch Plat 2B entitled Wolf Creek Ranch Plat 2B Amending Lot 30 Plat 2B Boundary and North ¼ and Center of Section 19, T3S, R6E and Parcel A. On July 27, 2000, Declarant caused to be recorded in the Office of the Recorder of Wasatch County, Utah a subdivision plat for Wolf Creek Ranch Plat 3A. On December 27, 2000, Declarant caused to be recorded in the Office of the Recorder of Wasatch County, Utah a subdivision plat for Wolf Creek Ranch Plat 3B. On May 15, 2001, Declarant caused to be recorded in the Office of the Recorder of Wasatch County, Utah a subdivision plat for Wolf Creek Ranch Plat 4A. On June 5, 2001, Declarant, together with Randall K. Fields and Debra J. Fields (collectively referred to herein as "Fields") caused to be recorded in the Office of the Recorder of Wasatch County, Utah a subdivision plat for Wolf

Creek Ranch Plat 5A. On June 3, 2002, WCH, caused to be recorded in the Office of the Recorder of Wasatch County, Utah a subdivision plat for Wolf Creek Ranch Plat 4B. On December 11, 2002, Island Peak Ranch L.L.C., a Utah limited liability company ("Island"), caused to be recorded in the Office of the Recorder of Wasatch County, Utah a subdivision plat for Wolf Creek Ranch Plat 5B. On March 3, 2003, WCH caused to be recorded in the Office of the Recorder of Wasatch County, Utah a subdivision plat for Wolf Creek Ranch Plat 4D and 4C.

B. In connection with the creation of Wolf Creek Ranch Plat A, Declarant caused to be recorded in the Office of the Recorder of Wasatch County, Utah that certain Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated September 1, 1998 (the "Initial Declaration"). The Initial Declaration was recorded in the Office of the Recorder of Wasatch County, Utah on September 8, 1998 as Entry No. 206518 in Book 395 at Pages 3 through 122. The Initial Declaration was amended by that certain Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated April 29, 1999 ("Amendment No. 1"), which was recorded in the Office of the Recorder of Wasatch County, Utah on May 13, 1999 as Entry No. 214016 in Book 423 at Pages 742 through 756. The Initial Declaration, as amended by Amendment No. 1, was supplemented and amended by that certain Supplement No. 1 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated June 18, 1999 ("Supplement No. 1"), which was recorded in the Office of the Recorder of Wasatch County, Utah on July 2, 1999 as Entry No. 215621 in Book 429 at Pages 369 through 380, in connection with the recording of the subdivision plat for Wolf Creek Ranch Plat B. The Initial Declaration, as amended by Amendment No. 1, was further supplemented and amended by that certain Supplement No. 2 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated June 30 1999 ("Supplement No. 2"), which was recorded in the Office of the Recorder of Wasatch County, Utah on September 7, 1999 as Entry No. 217632 in Book 436 at Pages 494 through 511, in connection with the recording of the subdivision plat for Wolf Creek Ranch Plat C. Supplement No. 2 was amended by that certain Amendment No. 1 to Supplement No. 2 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated October 21, 1999, which was recorded in the Office of the Recorder of Wasatch County, Utah on October 26, 1999 as Entry No. 218962 in Book 441 at Pages 593 through 604, and as amended, Supplement No. 2 is referred to herein as Supplement No. 2. The Initial Declaration, as amended by Amendment No. 1, was further supplemented and amended by that certain Supplement No. 3 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated February 17, 2000 ("Supplement No. 3"), which was recorded in the Office of the Recorder of Wasatch County, Utah on April 3, 2000 as Entry No. 223003 in Book 457 at Pages 336 through 352, in connection with the recording of the subdivision plat for Wolf Creek Ranch Plat 2A. The Initial Declaration, as amended by Amendment No. 1, was further supplemented and amended by that certain Supplement No. 4 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated February 17, 2000 ("Supplement No. 4"), which was recorded in the Office of the Recorder of Wasatch County, Utah on April 3, 2000 as Entry No. 223016 in Book 457 at Pages 440 through 457, in connection with the recording of the subdivision plat for Wolf Creek Ranch Plat 2B. Supplement No. 4 was amended by that certain Amendment No. 1 to Supplement No. 4 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated November 11, 2002, which was recorded in the Office of the Recorder of Wasatch County, Utah on December 11, 2002 as Entry No. 251666 in Book 593 at Pages 76 through 101. The Initial Declaration, as amended by Amendment No. 1, was further supplemented and amended by that

certain Supplement No. 5 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated June 30, 2000, ("Supplement No. 5"), which was recorded in the Office of the Recorder of Wasatch County, Utah on July 27, 2000 as Entry No. 225940 in Book 470 at Pages 73 through 91, in connection with recording of the Subdivision Plat for Wolf Creek Ranch Plat 3A. The Initial Declaration, as amended by Amendment No. 1, was further supplemented and amended by that certain Supplement No. 6 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated October 4, 2000 ("Supplement No. 6"), which was recorded in the Office of the Recorder of Wasatch County, Utah on December 27, 2000 as Entry No. 229590 in Book 486 at Pages 55 through 76, in connection with the recording of the subdivision plat for Wolf Creek Ranch Plat 3B. The Initial Declaration, as amended by Amendment No. 1, was further supplemented and amended by that certain Supplement No. 7 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated April 23, 2001 ("Supplement No. 7"), which was recorded in the Office of the Recorder of Wasatch County, Utah on May 15, 2001 as Entry No. 233250 in Book 503 at Pages 298 through 321, in connection with the recording of the subdivision plat for Wolf Creek Ranch Plat 4A. The Initial Declaration, as amended by Amendment No. 1, was further supplemented and amended by that certain Supplement No. 8 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated May 29, 2001 ("Supplement No. 8"), which was recorded in the Office of the Recorder of Wasatch County, Utah on June 5, 2001 as Entry No. 233890 in Book 506 at Pages 253 through 278, in connection with the recording of the subdivision plat for Wolf Creek Ranch Plat 5A. The Initial Declaration, as amended by Amendment No. 1, was further supplemented and amended by that certain Supplement No. 9 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated April 23, 2002 ("Supplement No. 9"), which was recorded in the Office of the Recorder of Wasatch County, Utah on June 3, 2002 as Entry No. 245437 in Book 562 at Pages 143 through 173, in connection with recording of the subdivision plat for Wolf Creek Ranch Plat 4B. The Initial Declaration, as amended by Amendment No. 1, was further supplemented and amended by that certain Supplement No. 10 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated November 12, 2002 ("Supplement No. 10"), which was recorded in the Office of the Recorder of Wasatch County, Utah on December 11, 2002 as Entry No. 251672 in Book 593 at Pages 179 through 210, in connection with the recording of the subdivision plat for Wolf Creek Ranch Plat 5B. The Initial Declaration, as amended by Amendment No. 1, was further supplemented and amended by that certain Supplement No. 11 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated November 12, 2002 ("Supplement No. 11"), which was recorded in the Office of the Recorder of Wasatch County, Utah on March 3, 2003 as Entry No. 254682 in Book 609 at Pages 83 through 116, in connection with the recording of the subdivision plat for Wolf Creek Ranch Plat 4D. The Initial Declaration, as amended by Amendment No. 1, was further amended by that certain Amendment No. 2 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch with an effective date of June 1, 2002 ("Amendment No. 2"), which was recorded in the Office of the Recorder of Wasatch County, Utah on November 13, 2002 as Entry No. 250729 in Book 587 at Pages 771 through 850. The Initial Declaration, as amended by Amendment No. 1 and by Amendment No. 2, was further supplemented and amended by that certain Supplement No. 12 to the Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch dated November 12, 2002 ("Supplement No. 12"), which was recorded in the Office of the Recorder of Wasatch County, Utah on March 3, 2003 as Entry No. 254689 in Book 609 at Pages 220 through 253.

C. Lot Owner is presently the sole owner of Lot No. 35 of Wolf Creek Ranch Plat 2B, which is also sometimes referred to as Parcel No. 35 of Wolf Creek Ranch Plat 2B (referred to herein as "Lot Owner's Lot"). Notwithstanding the date when Lot Owner's Lot was created as a separate parcel that may be legally conveyed, and notwithstanding the fact that all of the amendments and supplements to the Initial Declaration may not have been recorded with respect to Lot Owner's Lot prior to the date of this Lot Declaration, it is the desire and intent of Lot Owner that Lot Owner's Lot shall be subject to all the covenants, conditions and restrictions as set forth in the Initial Declaration, as amended by Amendment No. 1 and by Amendment No. 2, and as supplemented and amended by Supplement No. 1, Supplement No. 2, Supplement No. 3, Supplement No. 4, Supplement No. 5, Supplement No. 6, Supplement No. 7, Supplement No. 8, Supplement No. 9, Supplement No. 10, Supplement No. 11 and Supplement No. 12, and also The General Environmental and Architectural Guidelines for Wolf Creek Ranch and the Design Guidelines and Regulations for Wolf Creek Ranch, as the same may hereafter be modified and updated from time to time, all of which are deemed to be covenants running with the land, mutually burdening and benefiting Lot Owner's Lot.

ARTICLE I

DECLARATION

1.1 Initial Declaration, as Amended and Supplemented, Incorporated by Reference. The Initial Declaration, as amended by Amendment No. 1 and by Amendment No. 2, and as supplemented and amended by Supplement No. 1, Supplement No. 2, Supplement No. 3, Supplement No. 4, Supplement No. 5, Supplement No. 6, Supplement No. 7, Supplement No. 8, Supplement No. 9, Supplement No. 10, Supplement No. 11 and Supplement No. 12, and also The General Environmental and Architectural Guidelines for Wolf Creek Ranch and the Design Guidelines and Regulations for Wolf Creek Ranch, as the same may hereafter be modified and updated from time to time, in their entirety are hereby incorporated by reference and made a part of this Lot Declaration as though they were set forth herein in their entirety. The Initial Declaration, as amended by Amendment No. 1 and by Amendment No. 2, and as supplemented and amended by Supplement No. 1, Supplement No. 2, Supplement No. 3, Supplement No. 4, Supplement No. 5, Supplement No. 6, Supplement No. 7, Supplement No. 8, Supplement No. 9, Supplement No. 10, Supplement No. 11 and Supplement No. 12, and also The General Environmental and Architectural Guidelines for Wolf Creek Ranch and the Design Guidelines and Regulations for Wolf Creek Ranch, as the same may hereafter be modified and updated from time to time, shall herein collectively be referred to as "the Declaration."

1.2 Lot Owner's Lot Subjected to the Declaration. Lot Owner hereby declares that all of Lot Owner's Lot is hereby subject to the Declaration, as the same may hereafter be modified and updated from time to time, and Lot Owner's Lot shall be held, sold, conveyed, encumbered, leased, used, occupied and improved subject to and in strict accordance with all of the terms and conditions of the Declaration, as the same may hereafter be modified and updated from time to time. It is the intention of Lot Owner, in subjecting Lot Owner's Lot to the covenants, conditions and restrictions set forth in the Declaration, to create a generally uniform pattern of development of Lot Owner's Lot and to protect and enhance the property values and aesthetic values of Lot Owner's Lot by eliminating inconsistent uses or improvements. All of the terms and conditions of the Declaration, as the same may hereafter be modified and updated from time

to time, are intended to and shall in all cases run with the title of the land comprising Lot Owner's Lot and shall be binding upon Lot Owner, its successors, assigns, heirs, lien holders, and any other person holding any interest in Lot Owner's Lot. All of the terms and conditions of the Declaration, as the same may hereafter be modified and updated from time to time, shall be binding upon Lot Owner as well as all of its successors in interest as the Owner of Lot Owner's Lot.

IN WITNESS WHEREOF, Lot Owner has executed this Lot Declaration as of the date first above written.

W. C. HOLDINGS, L.L.C.
By: [Signature]
Douglas K. Anderson
Title: Manager

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 1st day of August, 2003 by Douglas K. Anderson in his capacity as the Manager of W.C. Holdings L.L.C.

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake City, Utah

My Commission Expires:
7.10.05

